

Black Lake

SPECIFIC PLAN

COUNTY OF SAN LUIS OBISPO

BLACK LAKE SPECIFIC PLAN

ADOPTED BY
THE SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS
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Prepared by
SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
and
RRM

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COUNTY OF SAN LUIS OBISPO

BLACK LAKE SPECIFIC PLAN

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PREFACE

Black Lake

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PREFACE

A SPECIFIC PLAN DEFINED

A specific plan is a medium-to-long range set of guidelines for land use and development in a defined area of the county that serves as a bridge between the general plan and individual development proposals. It enables local government to make decisions regarding land uses, road layout, public services and utilities, special design standards and the phasing of development as part of a comprehensive plan rather than through the more incremental process of judging numerous individual development plans and subdivision applications for smaller parcels within an area.

AUTHORITY FOR SPECIFIC PLANS

Through standards included in the Land Use Element of the general plan (adopted in 1980), San Luis Obispo County established policies for the Black Lake Golf Course area that required preparation of a specific plan before further authorizations for development. The Land Use Element standards also determined the required contents of the Black Lake Specific Plan.

The preparation of specific plans is authorized by the California Government Code. The following code sections describe the intended use of specific plans, the conditions under which they may be used and their minimum contents.

65450. The planning agency may, or if so directed by the legislative body shall, prepare specific plans based on the general plan and drafts of such regulations, programs, and legislation as may in its judgment be required for the systematic execution of the general plan and the planning agency may recommend such plans and measures to the legislative body for adoption.

65450.1. A specific plan need not apply to the entire area covered by the general plan. The legislative body or the planning agency may designate areas within a city or a county for which the development of a specific plan will be necessary or convenient to the implementation of the general plan. The planning agency may, or if so directed by the legislative body shall, prepare specific plans for such areas and recommend such plans to the legislativebody for adoption.

65451. Such specific plans shall include all detailed regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan listed in Section 65302, including, but not limited to, regulations, conditions, programs and proposed legislation in regard to the following:

- (a) The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback limits for such buildings and facilities, including the location of areas, such as flood plains or excessively steep or unstable terrain, where no building will be permitted in the absence of adequate precautionary measures being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.
- (b) The location and extent of existing or proposed streets and roads, their names or numbers, the tentative proposed widths with reference to prospective standards for their construction and maintenance, and the location and standards of construction, maintenance and use of all other transportation facilities, whether public or private.

- (c) Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal storm water drainage and the disposal of solid waste.
- (d) Standards for the conservation, development, and utilization of natural resources, including underground and surface waters, forests, vegetation and soils, rivers, creeks, and streams, and fish and wildlife resources. Such standards shall include, where applicable, procedures for flood control, for prevention and control of pollution of rivers, streams, creeks, and other waters, regulation of land use in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the areas, the prevention, control and correction of soil erosion caused by subdivision roads or any other sources and the protection of watershed areas.
- (e) The implementation of all applicable provisions of the open-space element as provided in Article 10.5 (commencing with Section 65560) of this chapter.
- (f) Such other measures as may be necessary or convenient to insure the execution of the general plan.

65452. Such specific plans may also include all detailed regulations, conditions, programs, and proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element as provided in Section 65303.

Once a specific plan is adopted, it governs the future subdivision and development of lands covered by the plan. Subdivision maps must be found consistent with the adopted plan, as indicated in the following section of the Government Code:

66473.5. No local agency shall approve a map unless the legislative body shall find that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of this title, or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of this title.

A proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, general land uses and programs specified in such a plan.

The Black Lake Specific Plan has been prepared to fulfill both the state-mandated contents for a specific plan and the county Land Use Element requirements for the Black Lake Golf Course Area.

ACKNOWLEDGEMENTS

This specific plan was prepared utilizing a team approach, emphasizing close communication between the various elements of county staff, the applicant and the applicant's professional consultants. The purpose of a team approach was to avoid the barriers in communications that can arise from an "applicant-versus-government-agency" relationship. The team approach involved concepts such as screening by county staff of technical consultants retained by the applicant and direct communications between these consultants and county staff to insure adequacy of information and appropriateness of the research approach. Thus, the special knowledge and expertise of county staff members was available throughout preparation of the specific plan as well as during the review period for the plan.

The project team included the following members:

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Appendix B: Housing Element Objectives, Policies and Programs

TECHNICAL APPENDIX (bound separately)

"Ground Water Availability for the Proposed Black Lake Golf Course Development Project" James M. Montgomery, Consulting Engineers, Inc., June 1982.

"Development Constraints Analysis, Black Lake Golf Course" Envicom Corporation, April 20, 1982.

"Comprehensive Traffic Impact Report, Black Lake Specific Plan", Sommermeyer and Sommermeyer, Civil Engineers, August 1982.

I. INTRODUCTION AND SUMMARY

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I. INTRODUCTION AND SUMMARY

A. THE PURPOSES OF THE SPECIFIC PLAN

This specific plan is a set of detailed guidelines for land use and development around the Black Lake Golf Course, an area located on the Nipomo Mesa in south San Luis Obispo County. In the overall planning of the Black Lake vicinity, this plan will serve as an intermediate between the large area focus of the general plan and the precise site analysis necessary for the preparation of final development plans and subdivision maps. The plan will inform affected landowners how and when land included in the plan can be utilized and what problems must be solved before such land can be utilized. It establishes standards for basic improvements and special requirements to resolve conditions that are unique to the Black Lake Specific Plan Area.

B. RELATIONSHIP TO LAND USE ELEMENT AND LAND USE ORDINANCE

Future development proposals for the area must be found consistent with this specific plan. Where this plan refines the requirements of the Land Use Element, this plan will take precedence. The Land Use Ordinance will govern the manner in which this plan is implemented; however, this plan also refines the procedures and development standards of the ordinance to further implement the general plan.

The South County Area Plan of the Land Use Element (LUE) designates the Black Lake Golf Course Area in the "Recreation" land use category and requires that a specific plan be prepared for the area in accordance with Section 65450 of the California Government Code. Chapter III of this specific plan further defines the recreation

land use with the intent of providing for a recreationally-oriented residential project that focuses on the golf course. Section C below repeats the specific LUE requirements that are applicable to the preparation of this specific plan.

The LUE also identifies Black Lake Canyon to be in a Sensitive Resource Area Combining Designation, as follows:

Black Lake Canyon (SRA) - The narrow marsh area extending inland from Dune Lakes is one of the few remaining freshwater marshes in this areas used by migratory waterfowl. This area should be protected as a wildlife refuge and any development on adjacent uplands should be carefully controlled to prevent the sedimentation of the marsh. Limited recreation potential is possible with careful planning.

In recognition of the Sensitive Resource Area designation, the South County Area Plan identifies several programs applicable to the canyon area. Such "programs" are specific actions or policies recommended to achieve community or areawide objectives identified in the plan. The recommended programs for Black Lake Canyon are as follows:

1. Preservation. Preservation of this unique environment should be given priority in the county Capital Improvement Program.
2. Resource Protection Plan. The county should seek state and federal grant funds to prepare a resource protection plan for the canyon.
3. Open Space Easements. The county should acquire open space easements on lands below the canyon rim.

Framework for Planning, Part I of the Land Use Element, establishes the density range for properties within the Recreation land use category. For properties located inside urban and village reserve lines, where community water supply and sewage disposal systems are provided, the maximum density may not exceed one dwelling unit per 6,000 square feet. However, at the time of the approval of the originally adopted Specific Plan, the Black Lake Specific Plan area was within the rural area of the South County Area Plan (outside of an urban or village reserve line) so the density was limited to one dwelling unit per acre or a maximum potential density for the 515-acre Black Lake Specific Plan area of 515 dwelling units. A subsequent amendment to the Specific Plan and Land Use Element created a Village Reserve Line around the Black Lake Specific Plan area. This Village Reserve Boundary allows the Specific Plan to exceed the one unit per acre density limitation. The maximum number of dwelling units that can be constructed on the 515-acre Black Lake Specific Plan area is 559.

C. REQUIRED OBJECTIVES AND CONTENTS OF THE SPECIFIC PLAN

The objectives and contents of the Black Lake Specific Plan were determined by requirements established during the adoption of the Land Use Element of the San Luis Obispo County General Plan in 1980. Identified in the Land Use Element as the "Black Lake Golf Course Area," the site covered by this specific plan is herein called the Black Lake Specific Plan Area (shown as "Recreation" in Figure 2). The Land Use Element required that this specific plan be prepared to achieve the following objectives (quoted from the Land Use Element, South County Area Plan):

- a. Project design consistent with the carrying capacities of the site and compatible with the agricultural and rural residential character of the site vicinity.
- b. Preservation of the scenic resources of the site.
- c. Protection of the scenic and habitat resources of Black Lake Canyon.
- d. Project design and development consistent with the resource capacities of the site vicinity.
- e. Site design and development providing for a recreationally oriented residential node focusing on the golf course, rather than being the nucleus of a distinct new village.

The specific plan must include all information required by Sections 65450 et seq. of the Government Code. It is also to include the following (as required by the Land Use Element, South County Area Plan):

- a. Resource capacities of the project site and site vicinity including water, sewage disposal suitability, schools and traffic.
- b. Site layout and development concepts for all uses on the property, including location of clustered residential sites and the proposed number of units within each cluster.

- c. A phasing plan for implementation of the project.
- d. Circulation patterns and street alignments in the project including golf cart paths, bike paths and other modes of transportation.
- e. Proposed means of retaining a eucalyptus buffer along Willow Road or provisions for additional landscaping to achieve comparable results.

D. APPLICABLE LAND USE ELEMENT STANDARDS

In addition to setting forth the objectives and contents of the specific plan noted in Section C, the South County Area Plan of the Land Use Element also contains special "standards" that are mandatory requirements for development. The standards apply to the planning and development of new uses, and must be satisfied for a land use permit to be approved, and for a newly-constructed project to be used. These requirements apply to proposed projects in addition to the provisions of the Land Use Ordinance. Where such standards conflict with the LUO, the planning area standards control.

The following LUE standards must be implemented in the specific plan, or in subsequent approvals granted for development of the project.

1. "Limitation on Use. Uses identified by Table O, Part I of the Land Use Element as "A" or "S" are limited to outdoor sports and recreation; indoor amusements and recreation; rural recreation and camping; libraries and museums; schools - pre to secondary; caretaker residence; mobilehome parks; multi-family dwellings; residential accessory uses; home occupation; single family dwellings; eating and drinking places; food and beverage retail sales; personal services; public safety facilities; temporary offices; hotels and motels; pipelines and transmission lines; public utility facilities; and recreational vehicle storage."
2. Permit Requirements - Development After Specific Plan. After adoption of the specific plan, submit a development plan application for each proposed phase of development, showing details of siting, grading, structure locations, circulation within each phase and connection to the overall circulations system.

3. Parcel Size for Multi-Family Units. Where dwellings are to be built as multi-family units, the minimum area of buildable lots may be as small as 2,500 square feet.
4. Site Access. Access to the project site is to be from Pomeroy and Willow Roads, with no access from the old undeveloped platted road bordering the northerly edge of the property in Black Lake Canyon. Proposed parcels within the development are to be accessed from the internal street system.
5. Community Services. Establish community water supply and sewage disposal systems.
6. Black Lake Canyon. There is to be no permanent structure, fencing, impervious surfacing, or grading on any portion of the project below the rim of Black Lake Canyon except where determined through specific plan approval to be necessary to preserve the natural characteristics of the canyon.
7. Setbacks - Black Lake Canyon. Maintain at least a 20-foot building setback from the rim of Black Lake Canyon. Water wells and sewage disposal systems are to be located above the rim of the canyon.

E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

As a refinement of the county General Plan, the Black Lake Specific Plan must be found to be consistent with each element of the General Plan. Several elements of the county General Plan in addition to the Land Use Element contain policies that are applicable to the Black Lake Planning Area. The following is a brief summary of those policies.

1. Housing Element.

The San Luis Obispo County Housing Element, adopted October 12, 1982, is the most recent statement of county policy with respect to housing development.

The single goal of the Housing Element is to ensure the opportunity for a decent home in a satisfying environment for all County residents.

In order to achieve this goal, the Housing Element contains housing objectives, policies and programs. The objectives are specific results the county wishes to accomplish, which all work toward achieving the goal. The policies are the county's position on issues that help address the housing objectives. The programs are how the county proposes to achieve the housing objectives.

The following evaluation of consistency of the Black Lake Specific Plan with the Housing Element briefly describes the relationship of the specific plan to each of the 5 housing objectives and the applicable programs related to the objectives (as outlined in Chapter 4 of the Housing Element, and found in Appendix B of this specific plan).

- a. Objective A: Assuring an adequate and accessible supply of housing.

Program A-1: The Black Lake Specific Plan shall hereby establish the requirement for 30-inch wide doorways as a part of the residential construction.

Program A-5: The Black Lake Specific Plan contains energy conservation standards exceeding existing state, county and federal standards.

Program A-7: The implementation section of the specific plan (Chapter VIII) allows for interpretation of standards and provides a framework for modification of standards during submittal of subsequent Development Plan submittals.

- b. Objective B: Develop home ownership opportunities.

Program B-2: This program is available, but has not been requested by the developer.

- c. Objective C: Encourage an adequate supply of rental housing.

Program C-2: The designation of the specific plan area as Recreation and its location are not conducive to multi-family rental projects.

Program C-4: This program may be applicable to the specific plan area in the future if increased water resources were allocated to the specific plan area or became available through other means. Application of this program to the specific plan would require amendment of the specific plan.

- d. Objective D: Maintain the existing housing supply. Since all existing residential dwellings within the specific plan area are proposed to be retained, the specific plan is clearly consistent with this objective.

- e. Objective E: Optimize location and distribution of residential land.

Program E-2: The General Plan text describes the Black Lake Specific Plan area as suitable for a recreational/residential development focusing upon the golf course. The specific plan provides for implementation of those policies. In addition, the specific plan provides for enlargement of the golf course and creation of open space in Black Lake Canyon. Residential densities within the specific plan boundary are consistent with the Land Use Element standard allowing a maximum density of one dwelling unit per gross acre.

Program E-4: A complete analysis of available water supply on the Nipomo Mesa was conducted by a qualified consultant as a part of the specific plan preparation. This report was analyzed and reviewed by the EIR consultant, County Engineering Department and State Department of Water Resources. The updated, more comprehensive information revealed that the Nipomo Mesa is not in an overdraft situation as originally indicated in the Land Use Element. The information developed for the specific plan is consistent with county objectives to update the Resource Management System information to be as accurate as reliable information allows.

Program E-6: This specific plan is clearly consistent with this program by providing advance planning and development timing coordinated with the provision of infrastructure improvements.

Implementation of the County Housing Program

In addition to the preceeding objectives and programs, the Housing Element also discusses ways to implement the county housing program. Implementation stresses cooperation between the county and

other governmental agencies, as well as cooperation with the private sector.

The location of housing is also an important factor in implementing the Housing Element. To this end, the specific plan implements many of the policies and programs discussed above by ensuring that residential development is planned to be consistent with available resources and services needed to support the development.

Standards for Affordable Housing Location

The Black Lake Specific Plan provides for a variety of housing types and life styles. Although it does not specifically target housing for low to moderate income families, some of its housing may provide opportunities for moderate income families. A review of the Housing Element criteria for low and moderate income housing locations indicates the specific plan site is not a suitable location in which to try to implement affordable housing programs. The project's low density and recreational orientation, which are consistent with Land Use Element policies, will involve costs of providing services and facilities that cannot feasibly support housing for low income families.

2. Open Space Element.

The 1972 Open Space Plan includes the Black Lake Planning Area in three land use categories representing "scenic and sensitive land." These include "scenic restrictive," applied to Black Lake Canyon; "recreation," applied to the existing golf course area; and "fractured rural" on the area between the existing golf course and Pomeroy Road. Scenic lands are, in general, areas that are visible to the general public and considered visually attractive. Sensitive lands are those areas with fragile ecological characteristics where disturbing the natural setting could lead to the destruction of unique natural features.

The Open Space Plan applies the Recreation designation to a wide range of uses, ranging from heavily-developed sports facilities to isolated regions used for hunting. Intensive recreation can include day-use activities, organized sports facilities, and other high-density activities. If well maintained, such intensive uses can retain scenic, watershed, and limited wildlife values while providing recreational opportunities.

The Fractured Rural designation is applied to the most easterly end of the specific plan area and adjacent lands to the north and east. The designation reflects lands that are used for residential purposes and located outside urban reserve lines or existing communities. Such areas are included "as an element of open space because of their rural nature and their relative density by comparison to urban land uses."

The following Open Space Plan policies are applicable to the Black Lake Planning Area.

a. Scenic and Sensitive Land (p. 62)

- (1) Areas defined as scenic and sensitive land should be protected from destruction, overuse or misuse by the use of zoning, taxation incentives, easements or full fee acquisition.
- (2) Public and private development in close proximity to or over lands described as scenic or sensitive should be thoroughly evaluated before approval.
- (3) A program of acquisition, by easement or fee title, on the basis of established priorities, should be formulated, and when considered, should be made part of the overall Capital Improvements Program.

b. Recreation Land (pp. 42-43)

- (1) Scenic and open space easements, parkland, and open space dedications should be acquired through the subdivision and development process including, but not limited to: creek reservations, wooded areas, floodplains, scenic and historic sites, shoreline and other suitable areas. Parklands should be evaluated upon their practical usability and open space on its environmental quality.
- (2) Donations and dedications of recreation land and open space easements should be encouraged by the county. Special assistance procedures should be prepared for those wishing to donate or dedicate their property.
- (3) Easements should be acquired for the county trail system. Trail links should be included to all major communities and the National Forest. Provisions should be made to insure the proper maintenance and policing of any proposed trail prior to its establishment.
- (4) Private recreation developments should not be permitted unless they meet the following criteria:
 - (a) There is an existing legitimate recreational opportunity.
 - (b) A means of controlling the use is provided.
 - (c) The scenic and environmental values will be preserved.

c. Fractured Rural Land (p. 74)

- (1) Strict land use, health, grading and building regulations should be established to insure proper development of fractured rural land.
- (2) The extension of sewer and water facilities outside a community established urban reserve line should be prohibited, unless approved under special circumstances to improve health and safety conditions.

3. Conservation Element.

The Conservation Element is one segment of the county's 1974 Environmental Plan. The primary conservation goal is the maintenance of a high quality environment. The recommendations of the plan are directed primarily toward the county, however, the following policies are applicable to the Black Lake Specific Plan Area.

a. Groundwater management:

- (1) Groundwater protection should be an important consideration in all future planning by the county.
- (2) Supplementary water such as reclaimed sewage effluent and water from existing impoundments should be used to prevent overdraft of groundwater. New impoundments for recharging underground basins should be carefully considered along with other alternatives.
- (3) The county should encourage research on ways to conserve and replenish groundwater, including further study of porous concrete and other means

which permit infiltration of stormwater to underground basins. Wastewater reclamation should be encouraged as potential means of groundwater recharge.

b. Water pollution control:

- (1) Recycling of waste water for beneficial use should be encouraged wherever feasible, including its use to supplement existing water supplies.

c. Plant conservation:

- (1) Specific plans prepared by the county should include strict standards for protection of vegetation. Development plans submitted to the county should include detailed mapping of existing trees and plant cover, with sizes and types of trees generally indicated. Any areas of trees proposed for removal should be clearly shown on the development plan, with reasons given for unavoidability of this action.

d. Wildlife conservation:

- (1) New subdivisions should be evaluated for their effect on wildlife. In particular, proposed developments which are not contiguous to present urban areas should be carefully studied, since their effect on wildlife is likely to be significant.

F. HOW THE SPECIFIC PLAN WAS PREPARED

The first step in the preparation of the specific plan was the design of a conceptual site plan incorporating the criteria outlined in the South County Area Plan of the Land Use Element. The second step was the preparation of development constraints analysis that evaluated, mapped and ranked each area of the site according to its environmental sensitivity. Based upon the development constraints analysis, the conceptual site plan was revised and refined into a site plan proposal.

The third step was preparation of the draft specific plan. The draft specific plan included the site plan proposal and written descriptions of all other facets of the proposed development project such as water systems, sewer systems, phasing plans and design standards.

The fourth step was a thorough analysis of the draft specific plan through an Environmental Impact Report (EIR). As a result of the EIR review process, the plan was revised into a hearing draft specific plan, to be considered for adoption through a public hearing process before the county Planning Commission and Board of Supervisors.

G. RELATIONSHIP OF THE SPECIFIC PLAN TO UNDERLYING
PROPERTY OWNERSHIPS

This specific plan applies to all lands within the planning area boundary as shown in Figure 7. The specific plan will affect proposed development projects in a way similar to the Land Use Element. All subsequent development plans and subdivisions within the specific plan area must be consistent with the adopted specific plan (Government Code Section 66474(b)).

There are seven individual property ownerships within the specific plan area which vary from 421 acres (Plaza Builders Inc.) to 2.6 acres (Gates and MacDowell), (see Figure 6, the Ownership Map). The specific plan allocates density to each property owner on the basis of approximately one unit per gross acre of ownership.

H. PLANNING AREA DESCRIPTION

Figure 1 shows the location of the Black Lake Specific Plan Area on the Nipomo Mesa in southern San Luis Obispo County. The site lies west of Highway 101 and northerly of the unincorporated town of Nipomo. It is approximately midway between the cities of Arroyo Grande and Santa Maria. The Black Lake Specific Plan Area is centrally located on the Nipomo Mesa, a landform generally defined by U.S. Highway 101 on the east, the bluffs overlooking the Santa Maria River and Santa Maria Valley to the south, the bluffs overlooking the Oceano agricultural areas to the northwest and Los Berros Valley to the north.

The Black Lake Specific Plan Area is bounded by Willow Road on the south, Pomeroy Road on the east, Black Lake Canyon on the north and Via Concha on the west. The existing uses of property within the specific plan area are limited to two residences and the approximately 17-year old public Black Lake Golf Course and associated facilities. The most prominent visual features of the planning area are the eucalyptus windrows adjacent to Willow Road, the golf course fairways and areas of natural vegetation featuring oak trees of varied ages.

I. PLAN SUMMARY

1. Land Use

The Black Lake Specific Plan anticipates four major types of land use: Primary Recreation (the golf course), Secondary Recreation, Residential and Open Space. Each has been designed with the purpose (as described in the Land Use Element requirements for the area) of creating a recreation-oriented residential node related to the golf course. The overall residential density for the area will not exceed 559 units for the 515 acres covered by the Black Lake Specific Plan.

a. Recreation. The existing 18-hole public Black Lake Golf Course will continue to be the primary recreational use in the area. Nine holes will be added to the course to increase its use for public play and to make it more suitable for tournament play. After modification, the 27-hole golf course will comprise 193 acres of the planning area. In addition to enlargement of the golf course, recreation facilities including a clubhouse, restaurant and bar, tennis courts, maintenance buildings, a pro-shop, public parking, golf cart storage facility and a small grocery market will be added. A secondary recreation area adjacent to Willow Road allows a variety of recreation oriented uses.

b. Residential. Residential uses within the Black Lake Planning Area are intended to satisfy a variety of existing housing demands. Such demands are generated by buyers of retirement and second homes, as well as buyers of primary housing. The Residential Areas may include individual homes on adjoining lots, zero lot line houses, condominiums, or combined units such as duplexes, triplexes and/or townhouses. The residential area near the clubhouse includes condominiums and/or townhouses available as short-term rental units (controlled by a management company) when not in use by owners. Areas to be used for residential development are shown in Figure 7, the Site Plan. Approximately 221 acres (43 percent of the specific plan area) are allocated for residential use.

c. Open Space. A major open space conservation area within the specific plan area is Black Lake Canyon (portions of the bottom and south bank). Black Lake Canyon contains delicate habitat areas, ponds and relatively undisturbed areas of natural vegetation. The specific plan requires that the portion of the Black Lake Canyon covered by the plan be offered for dedication in fee to San Luis Obispo County.

2. Circulation

A system of collector streets (which will provide for vehicular traffic through the Black Lake Planning Area) and local streets (providing access to certain development areas) will be offered for dedication to the county. Figures 16, 17 and 18 show typical road dedication sections. An alternative circulation system (pedestrian, equestrian, bicycle and golf cart paths) will be privately owned and maintained. Special design standards for such paths will contribute to the aesthetic quality and safety of the development. Figures 15 through 21 show typical treatment for each mode of circulation. Within individual residential development areas some streets as well as pathways and landscape areas may be privately owned and maintained.

3. Landscape Buffer Areas

The specific plan includes land for entry landscaping, bike and pedestrian paths, ponds and potential future equestrian trails,. These features are included in areas designated for development and will serve plan area residents and public visitors.

4. Services and Utilities

Development under the Black Lake Specific Plan will include providing utility services to residents. In order to assure proper long-term maintenance of new utility systems, a public agency such as the Nipomo Community Services District, a new County Service Area, or zone of benefit to the existing County Service Area No. 1 will be formed. Maintenance of water distribution systems, sewage treatment and collection systems, public street rights-of-way and street lighting will be provided by the service agency. Individual homeowners associations and property owners within the agency service area will be assessed for maintenance services and administrative costs. Maintenance services for common area improvements will be provided by the Black Lake Management Association and/or homeowners associations for individual development areas.

Land has been set aside for utility and maintenance facilities that will serve the entire specific plan area. Such facilities include the sewage treatment plant, water wells, a water storage tank, a recreational vehicle storage area (parking of recreational vehicles is prohibited in other areas of the development) and a fire station site.

a. Police and Fire. Police and fire services for the area are considered to be adequate. A fire station site, which would be owned by the California Department of Forestry, has been set aside to accommodate the future needs for fire protection.

b. Schools. Students from the Black Lake Planning Area will attend schools in the Lucia Mar Unified School District. . Overall, schools within the Lucia Mar Unified School District exceed capacity by 15 percent. Mitigation must occur to offset the additional impacts to school facilities associated with increased residential density.

c. Water Supply and Service. Domestic water supplies will be provided from groundwater sources underlying the Nipomo Mesa. The extraction of groundwater to serve the development of the Black Lake Specific Plan Area is addressed at length in the report "Ground Water Availability for the Black Lake Golf Course Development Project" included in the Technical Appendix, as well as in the project Environmental Impact Report. The water distribution system is schematically depicted in Figure 10. The originally adopted Specific Plan set a density of 515 units for the 515 acre Specific Plan area. Amendments to that specific plan have increased the density to 559 units. The 44 additional units are located in Areas I, K and Q as shown on the Site Plan (Figure 7). Therefore, a water conservation plan shall be prepared for any increase over the 13 units originally allowed in Areas I, K and Q to show how the water needs of the additional density will not result in any net increase above what would have been previously estimated for use by 13 one acre parcels.

d. Sewage Disposal and Collection Systems. Sewage disposal will be by means of distribution of treated effluent on the golf course for use as irrigation water. The sewage collection system for the specific plan area is graphically shown in Figure 9.

5. Design Standards

Design standards are included within this specific plan to create design continuity throughout the area, provide for the safety and convenience of residents and visitors, conserve natural resources and moderate visual impacts.

a. Special Setbacks and Screening. Special setbacks are included for fire protection along Black Lake Canyon. Special setbacks and screening are also required for protection of public views for the sewage treatment facility, the water reservoir and the maintenance facility. In other land use areas of the specific plan, special setbacks and screening requirements are provided for the small grocery market, pedestrian pathways, bike paths and equestrian trails.

b. Resource Conservation Standards. Resource conservation standards provide for protection of groundwater resources, energy resources, slopes, natural and introduced vegetation and visual resources such as Black Lake Canyon.

c. Earthwork and Grading Standards. These standards protect sensitive areas from unsafe and otherwise inappropriate grading.

6. Development Phasing

A phasing plan is included within the Black Lake Specific Plan which meets county objectives by providing for logical sequencing of development. The potential 559 residential units will be developed at a maximum of 103 units per year and will be developed over a seventeen-year period. Other land uses will be developed within certain phases or after completion of all the residential components depending upon the needs of new residents and other users.

7. Plan Implementation and Interpretation

This specific plan explains out how the provisions of the plan will be put into effect, the process necessary for its adoption and how it will be interpreted by county officials when questions arise.

II. ENVIRONMENTAL SETTING

Black Lake

SPECIFIC PLAN

II. ENVIRONMENTAL SETTING

This section summarizes environmental conditions on the project site. The environmental characteristics of the site established the parameters for design of the specific plan project. An accompanying environmental impact report evaluates the environmental effects of development anticipated by the plan. The information provided here was primarily obtained through the preparation of a development constraints analysis of the site, which is included in the Technical Appendix to this specific plan.

A. FEATURES OF THE SITE VICINITY

Existing land uses surrounding the specific plan area are described in the following paragraphs. Figure 6 shows ownership of surrounding lands.

Uses south of the specific plan area along Willow Road consist of a mixture of vacant land with stands of eucalyptus trees and single family residences on individual parcels. Proceeding west from Pomeroy Road along the south side of Willow Road, there are 4 large vacant parcels (see Figure 6). These parcels comprise approximately two-thirds of the abutting frontage along Willow Road. Proceeding further west along Willow Road (approximately opposite the beginning of the golf course) the land is divided into $2\frac{1}{2}$ to 10 acre parcels. Several of these parcels have residences with driveway access to Willow Road. Many of the property owners have removed eucalyptus trees to create building sites and in one case (across from the existing golf club) property has been entirely cleared of eucalyptus trees.

East of the specific plan area along Pomeroy Road, existing uses are primarily residences and associated utility buildings on parcels from 1 to 14 acres. The lands between the specific plan area and Highway 101 to the east are sparsely utilized or vacant, except along the Pomeroy Road frontage.

North of the specific plan area existing land uses include a mixture of vacant land, residences, scattered agricultural uses and, most significantly, Black Lake Canyon. Black Lake Canyon is designated as a Sensitive Resource Area in the Land Use Element. The north side of the canyon features scrub vegetation except in areas where it has recently been cleared and planted with orchards. The south side of the canyon is covered with oak woodland. Parcel sizes north of the canyon vary from 10 to more than 50 acres.

West of the specific plan area along Via Concha, the land is vacant with stands of eucalyptus trees, or is planted in orchards. One residence (Adams) is located in this area. The parcel sizes range from 2.5 to 40 acres (see Figure 6).

B. SITE CHARACTERISTICS

Existing Land Use

At present, approximately 360 acres within the specific plan area are undeveloped, including Black Lake Canyon. An 18-hole public golf course, clubhouse and maintenance facility presently occupy approximately 150 acres in the southwestern portion of the site. There are only three existing dwelling units within the planning area; two are permanent homes located on parcels of approximately 2½ acres in size at the eastern edge of the property with access to Pomeroy Road. An existing mobile home adjacent to the golf course is used as a caretaker's residence.

Geology

The project site is underlain by an ancient sheet of windblown sand that is now stabilized against wind and water erosion by a cover of natural and introduced vegetation. The topography of the mesa portion of the site (the area on which development is proposed) has probably remained essentially in its present form for thousands of years.

The origin of Black Lake Canyon is not certain; however, it is believed to have been formed by headward erosion of a major spring or system of springs that was more active during the last Ice Age than at present. The bottom of the canyon is a series of closed depressions in which higher areas between the depressions are alluvial fans formed by sand washed in from the very short but steep side-canyon drainage patterns. The process that cut the canyon is not considered to be operating at this time.

Soils

Four soil types (including the golf course soil) are present within the Black Lake Planning Area, including two types of Oceano sand. Development will take place primarily in areas characterized by the Oceano sand soil types which are excessively drained, have rapid permeability and are very deep. Oceano sand with a 0 - 9% slope has a slow-to-medium runoff classification and a slight-to-moderate erosion hazard. Oceano sand with a 9 - 30% slope has a medium-to-rapid runoff classification and a moderate-to-high erosion hazard.

Escarpmnts (steep slopes) of between 20 and 50% constitute the third soil type. These slopes are subject to high erosion hazard and rapid runoff.

Slopes

Site topography consists of two basic types: the gentle rolling terrain of the mesa and the steep south slope and bottom of Black Lake Canyon. Areas proposed for development are primarily between 0 to 20% in slope as shown on the Drainage Map (Figure 5). Portions of the steep slopes of Black Lake Canyon are in excess of 30%. The canyon bottom area is between 0 and 20% in slope.

Drainage

The pattern of drainage, as it affects the portion of the site proposed for development, is a series of relatively small enclosed basins or inter dune depressions which, if runoff were sufficient, would fill to a spill point and drain into the next lowest depression. Figure 5 shows the location of the depressions. There is little evidence that runoff and resulting erosion between the depressions has occurred and they are considered to be a stable part of the topography. The lower portions of the depressions are considered to be flood inundation areas.

Vegetation

The Planning Area Features Map (Figure 4) shows the relative locations and types of vegetation within the Black Lake Planning Area. The portion of the site proposed for development is characterized by open fields, the golf course and several large stands of natural vegetation. Portions of Black Lake Canyon consist of a marsh-type habitat with scattered ponds filled with year round water.

Archaeology

Site studies by a qualified professional have indicated no archaeological resources to be considered in the development of the specific plan.

Visual Resources

The primary natural visual resources within the Black Lake Planning Area are the setting of Black Lake Canyon and the oak groves.

Primary visual resources which have been introduced by human action include the eucalyptus windrows and the golf course. The Planning Area Features Map (Figure 4) shows the location of these visual resources.

Hydrology

Water for the specific plan area will come from sources underlying the Nipomo Mesa. The water study included in the Technical Appendix to this specific plan indicates that these sources appear to be adequate to meet the needs of the specific plan project and surrounding area of the mesa.

III. LAND USE

Black Lake

SPECIFIC PLAN

III. LAND USE

A. RELATIONSHIP TO LAND USE ELEMENT AND LAND USE ORDINANCE

As noted in Chapter I, the Land Use Element (LUE) designates the Black Lake Planning Area in the Recreation land use category. This section of the specific plan further defines the recreation land use with the intent of providing for a recreationally-oriented residential project that focuses on the golf course. The overall Land Use Element designation of Recreation will remain applicable to the Black Lake Specific Plan Area; however, Figure 7, the Site Plan and the Land Use Chart (beginning on page III-4) further refine this land use designation within the project.

The LUE South County Area Plan establishes the allowable uses that may be developed in the Black Lake Planning Area. The Recreation land use category applied to the project site by the LUE contains the following special standard limiting uses on the site:

"Limitation on Use. Uses identified by Table O, Part I of the Land Use Element as "A" or "S" are limited to outdoor sports and recreation; indoor amusements and recreation; rural recreation and camping; libraries and museums; schools - pre to secondary; caretaker residence; mobilehome parks; multi-family dwellings; residential accessory uses; home occupation; single family dwellings; eating and drinking places; food and beverage retail sales; personal services; public safety facilities; temporary offices; hotels and motels; pipelines and transmission lines; public utility facilities; and recreational vehicle storage."

B. SPECIFIC PLAN LAND USE AREAS

The site plan shows areas where the uses that may be allowed under the LUE South County Area Plan are permitted in the Black Lake Planning Area. Four land use types are shown on the site plan (Figure 7): Primary Recreation (the Golf Course); Secondary Recreation; and Open Space Residential.

The Land Use Chart (beginning on page III-4), lists the uses that are permitted in each land use area. Following are descriptions of the land use area shown on the site plan.

Primary Recreation Area (Golf Course)

This area will allow a golf course and related uses. Changes will be made to the existing golf course and nine new holes are proposed.

Secondary Recreation Area

This area will allow facilities for other types of recreation. The types of uses/activities described in the Land Use Chart were arrived at through consideration of the potential relationship of future recreational facilities to the Black Lake Planning Area. The particular facilities to be constructed will be determined at the time of that phase of project development.

Open Space

The purpose of the Open Space designation is to protect the scenic and natural qualities of Black Lake Canyon. The designation covers both the canyon bottom and the steep side slopes.

Residential Areas

The Residential designation will allow a variety of housing types in compliance with the definition of single family dwellings as found in the LUE Framework for Planning, as follows:

"A detached building designed for and/or occupied exclusively by one family. Also includes attached ownership units using common wall development or airspace condominium ownership, where a proposed site qualifies for planned development through designation by planning area standard or through compliance with any planned development or cluster division standards of the Land Use Ordinance."

Units in Area A of the site plan (Figure 7) will be condominium or townhouse units held in private ownership. At the option of the individual owners, they may be rented to visitors coming to the area to utilize the Black Lake Golf Course facilities. Rental arrangement and management of the units will be coordinated with the golf course operators and/or a management company, and with the Black Lake Management Association.

TABLE III-A
SPECIFIC PLAN LAND USE CHART

LUE Allowable Uses (1)	LUE Use Status (2)	Applicable LUE Special Standards (3)	Minimum Permit Requirement (4)	Specific Plan Permitted Uses (5)
PRIMARY RECREATION AREA (Golf Course)				
Outdoor Sports & Recreation	S-4	22.08.070 b, c & d	Varies - see LUO	Golf course & related uses; swim & tennis club & related uses; recreation & community centers; country club & related uses
Indoor Amusements & Recreation	A	Chapters 22.03 & 22.06	Varies - see LUO	Health club & related facilities
Eating & Drinking Places	S-10	22.08.208 Stores & Restaurants in Non-Commercial categories	Development Plan	All uses
Food & Beverage Retail Sales (limited to locations along Pomeroy or Willow Roads)	S-10	22.08.208 Stores & Restaurants in Non-Commercial categories	Development Plan	All uses except permanent wine tasting facilities
Personal Services	S-1	22.08.120b	Development Plan	Beauty & barber shops
Public Utility Facilities	S-1	22.08.120b	Development Plan	Public water system wells, treatment plants & storage; community wastewater treatment plants, settling ponds & disposal fields & related facilities.
Caretaker Residence	S-16	22.08.026	Plot Plan	All uses
Pipelines & Transmission Lines	A	Chapters 22.03 & 22.06	Varies - see LUO	Existing overhead utility lines & any relocation of same

TABLE III-A
SPECIFIC PLAN LAND USE CHART (cont)

LUE Allowable Uses (1)	LUE Use Status	Applicable LUE Special Standards (3)	Minimum Permit Requirement (4)	Specific Plan Permitted Uses (5)
SECONDARY RECREATION AREA				
Outdoor Sports & Recreation	S-4	22.08.070	Varies - see LEO	Outdoor sports and recreation uses including: amusement, theme/kiddie parks; tennis courts, swim/tennis clubs; play lots, playgrounds and athletic fields (non-professional); recreation and community centers.
Libraries & Museums	S-2	22.08.120a	Site Plan	All uses
Rural Recreation & Camping	S-4	22.08.072	Varies - see LEO	All uses, except outdoor shooting, dude ranches, hunting & fishing clubs & sport shooting
Caretakers Residence	S-16	22.08.026	Plot Plan	All uses
OPEN SPACE AREA				
Libraries & Museums	S-2	22.08.120a	Site Plan	Habitat education area & related facilities
RESIDENTIAL AREAS				
Single Family Dwellings	S-2	22.08.120a	Site Plan	All uses including incidental uses for property management
Residential Accessory Uses	S-16	22.08.020	Plot Plan	All uses with exception that recreational vehicle storage is allowed only in the recreational vehicle storage area

LUE Allowable Uses (1)	LUE Use Status	Applicable LUE Special Standards (3)	Minimum Permit Requirement (4)	Specific Plan Permitted Uses (5)
Home Occupations	S-3	22.08.020	Plot Plan	All uses
Multi-Family Dwellings	S-3	22.08.169	Varies - see LUO	All uses
Food & Beverage Retail Sales (limited to locations along Pomeroy or Willow Roads)	S-10	22.08.208 Stores & Restaurants in Non-Commercial categories	Development Plan	All uses except permanent wine tasting facilities
Pipelines & Transmission Lines	A	Chapters 22.03 & 22.06	Varies - see LUO	Existing overhead utility lines and any relocation of same
Schools - Pre to Secondary	S-4	22.08.074	Varies - see LUO	Private day care centers associated with homeowners association facilities
Offices, Temporary	S-17	22.08.246	Varies - see LUO	All uses
Public Safety Facilities	S-1	22.08.120b	Development Plan	Fire station, police and sheriff substation

NOTES:

- (1) See Appendix A for use definitions. These definitions shall govern all future uses in the specific plan areas unless the plan is amended otherwise.
- (2) "A" = allowed use, as shown in Table O, Allowable Uses. Land Use Ordinance Chapter 22.03 ("Required Level of Processing") determines the permit necessary to establish an "A" use, and Chapters 22.04 through 22.06 determine the site design, site development, and operational standards that affect the use.
- (3) "S" = special use, as shown in Table O, Allowable Uses. Allowable subject to special standards and/or processing requirements in the Land Use Ordinance that affect the use.
- (3) Sections in the Land Use Ordinance containing the applicable requirements for "A" or "S" uses (see note #2 above).
- (4) Each phase within the Black Lake Planning Area will require approval of a development plan., This column indicates the minimum permit requirement for changes in the land use after approval of the initial development plan.
- (5) Uses included in the LUE definition to be allowed by the Black Lake Specific Plan.

IV. CIRCULATION

Black Lake

SPECIFIC PLAN

IV. CIRCULATION

The site plan (Figure 7) shows the layout of the road system that will serve the Black Lake Planning Area. The circulation system is similar to those developed in other housing areas of the county and complies with the circulation goals of the Land Use and Circulation Elements of the San Luis Obispo County General Plan. County subdivision regulations and the Land Use Element will guide the design and construction of such streets, with additional standards and requirements for street development included in this chapter. The Comprehensive Traffic Impact Report mentioned in the following discussion is in the Technical Appendix to this specific plan.

Like other aspects of the development, circulation system improvements will be phased along with project construction. This chapter describes the improvements and Table IV-A at the end of the chapter summarizes both the street standards and construction phasing.

A. BOUNDARY STREETS (Willow Road, Pomeroy Road, Via Concha)

Purpose. These streets surround the specific plan area on three sides. They are, or will be, part of the county public street system and their future functions are designated by the Land Use Element. The design standards for each of these roads is determined by its present and future purpose.

Where possible, the costs for improvement of the major boundary streets (Willow and Pomeroy Roads) will be shared among owners of undeveloped land within the specific plan area. This might be done by using a combination of multiple subdivision conditions, deferred

improvement agreements and bonding techniques. Boundary improvements will be required to be installed as traffic impacts warrant, or sooner, if the developer of an early phase wishes to have a continuous improvement completed ahead of the time when it would theoretically be required by the county.

Boundary streets, although constructed with various phases, will be incrementally bonded for with the approval of each portion of the overall development. This will guarantee financing for the future improvement even though ownerships may change in the meantime.

In order to insure that costs are shared as equitably as possible, the county will consider utilizing the provisions of Section 66484 of the Subdivision Map Act, under which development fees can be collected to fund construction of major boundary streets as well as off-site improvements (see Section D of this chapter, "Other Off-Site Improvements"). This would require a special ordinance adopted by the Board of Supervisors in accordance with the Map Act. Credit could be given to developers who provide all of the boundary road improvements to off-set their costs of improvements benefiting other developers within the specific plan area.

1. Willow Road

Classification and Existing Conditions. The County Transportation Plan and the Land Use Element classify Willow Road as an arterial road. The present pavement width varies from 20 to 24 feet. It carries traffic between Highway 1 and U.S. 101 by way of Pomeroy Road and Tefft Street through Nipomo. The Land Use Element recommends that Willow Road be improved to rural arterial standards and that it be extended east of Pomeroy Road to a future interchange at Highway 101.

Design Standards and Phasing. Figure 19 shows the street section for Willow Road that is to be constructed as a requirement of this specific plan. The section consists of a 32-foot pavement width (two 12-foot travel lanes and two 4-foot paved shoulders) and four-foot wide graded shoulders. This pavement width, when combined with vertical realignments and turning lane improvements, should provide an adequate level of service for anticipated traffic up to the year 2000, according to the Comprehensive Traffic Impact Report. The volume of traffic to be accommodated by these improvements is substantially in excess of the actual traffic expected from the Black Lake Specific Plan Area. According to the traffic impact report, the Black Lake project is estimated to contribute 53.4% of the traffic using this segment of Willow Road in the year 2000. However, in the meantime, the Black Lake project is estimated to contribute 60.4% of the traffic in 1990 which is the projected time of buildout of the project.

The design speed for the Willow Road improvements is to be 50 miles per hour. Turning lanes to enter and exit the specific plan area will be required at the following intersections: Willow Road and Pomeroy Road, Willow Road and Shagbark Road, Willow Road and Canyon View Drive and Willow Road and Via Concha.

The Willow Road improvements, including travel lanes, shoulders and the turning lane improvements at Pomeroy Road and Canyon View Drive are to be constructed during Phases I and II. The turning lane improvements for Via Concha are to be constructed during Phase III and the turn improvements at Shagbark Road shall be constructed concurrent with the adjacent Phase V development.

In the distant future Willow Road may serve as an arterial, carrying traffic between U.S. 101 and Highway 1. In order to accommodate this potential, the Willow Road right-of-way must be 84 feet wide. During Phases I and II of the specific plan and before construction of Phase I, each owner of land covered by the plan

along the north side of Willow Road are to be required to dedicate sufficient area to accommodate a 42-foot wide right-of-way (from the present center line of the 60-foot right-of-way). Because of the vertical grades along Willow Road, the construction of the new improvements required as a part of this specific plan may require additional right-of-way or slope easements along the south side of Willow Road. If such additional right-of-way or slope easements are required in order to accommodate the improvements required as a part of this specific plan, the county may participate in the acquisition of the right-of-way easements.

Maintenance Responsibility. Willow Road is to be maintained by the county. The county is to be responsible for all roadway improvements within the required road right-of-way. Landscape improvements, walkways or paths that may extend into the right-of-way will not be maintained by the county.

2. Pomeroy Road

Classification and Existing Conditions. Pomeroy Road has a pavement width of 20 to 24 feet and is classified as a collector road. It provides a link from the Los Berros Valley to the Nipomo Mesa. The Land Use Element recommends that Pomeroy Road be improved to rural collector standards, including a Class II bicycle lane, as well as making local improvements to horizontal and vertical alignments.

Design Standards and Phasing. Figure 19 shows the street section for Pomeroy Road that is to be constructed as a requirement of this specific plan. The section is the same as Willow Road. According to the Comprehensive Traffic Impact Report, the Black Lake project is estimated to contribute 40.1% of the traffic using this segment of Pomeroy Road in the year 2000 and 45.5% of the traffic in 1990. This pavement width, when combined with vertical and horizontal

realignments and turning lane improvements, should provide an adequate level of service for anticipated traffic up to the year 2000. The volume of traffic these improvements will accommodate is substantially in excess of actual traffic expected from the Black Lake Specific Plan Area.

The design speed for the Pomeroy Road improvements is to be 50 miles per hour. Turning lane improvements to enter and exit the specific plan area will be required at the following intersections: Willow Road and Pomeroy Road; Pomeroy Road and Shagbark Road; and Pomeroy Road and Meadowood Place.

The Pomeroy Road improvements, including travel lanes, shoulders and turning lane improvements at Meadowood Place and Willow Road, are to be constructed during Phase IV. The turning lane improvements at Shagbark Road is to be constructed concurrent with the adjacent Phase V development.

Pomeroy Road will continue to serve as a collector street in the future. This function can be accommodated within a 60-foot wide right-of-way. The existing 60-foot right-of-way provides adequate travel width, however, horizontal and vertical realignments required in order to accommodate the 50 mile per hour design speed will require additional right-of-way or slope easements. The county may participate in the acquisition of the right-of-way or easements.

Maintenance Responsibility. The responsibility shall be the same as that described for Willow Road.

3. Via Concha

Classification and Existing Conditions. Via Concha, an unpaved local street, has been offered for dedication and provides access to two rural residential sites adjacent to the Black Lake Planning Area. It will provide secondary access to Canyon View Drive.

Design Standards and Phasing. The street section for Via Concha which will be constructed as a requirement of this specific plan is shown in Figure 19. Via Concha will serve as a collector street for development at the west end of the specific plan area and as the connection between Canyon View Drive and Willow Road. Paved shoulders may not be required along Via Concha because of its short length. This paved section, when combined with vertical realignment, should adequately serve the Black Lake Specific Plan Area up to the year 2000.

The design speed for Via Concha is to be 35 miles per hour. Turning lanes are to be provided at the Willow Road intersection. Via Concha, including turn lanes to and from Willow Road, is to be constructed as a part of Phase II of the specific plan.

The existing 50 foot right-of-way, plus an additional 5 foot dedication from Black Lake, will allow adequate travel width, however, vertical realignment may require that additional right-of-way be obtained. The county may participate in right-of-way acquisition, if it is necessary.

Maintenance Responsibility. The responsibility shall be the same as that described for Willow Road.

B. STREETS WITHIN THE SPECIFIC PLAN AREA

1. Collector Streets (Canyon View Drive, Meadowood Place, Clubhouse Lane)

Purpose. These streets are designed to carry traffic from one part of the specific plan area to another. Direct driveway access will be limited in order to provide more efficient traffic movement. Collector streets shall be public rights-of-way.

Design Standards and Phasing. Typical collector street sections, and an alternate design using a center median, are shown in Figure 16. The alternate design may be utilized in circumstances where use of the typical section would result in significantly greater environmental impact than the alternate. Requests to use the alternate section and the proposed median design are to be included in the development plan applications for each phase and will be reviewed and approved by the County Engineer. Landscaped median islands may also be installed where collector streets intersect boundary streets.

Collector streets are to be installed by the developer according to the phasing shown in Figure 8. After the streets are inspected and approved, the County Engineer will recommend that the Board of Supervisors accept them for county maintenance.

Street lights will be installed along collector streets and at their intersection with boundary roads. Fixtures will be designed in accordance with county standards at intersections with boundary streets and similar to that shown in Figure 22 within the project area.

Maintenance Responsibility. Collector streets are to be maintained by the county. Exceptions to this requirement include landscaped entry medians or medians created through the use of the alternate design section. Such median areas are to be maintained by the developer until maintenance responsibility is assumed by the Black Lake Management Association.

Golf cart paths that extend inside the county right-of-way are to be maintained by the golf course operator.

Pedestrian, bicycle and equestrian pathways that extend inside the county right-of-way are to be maintained by the Black Lake Management Association.

Street lights shall be maintained by the utility (PG&E) and administered through the public service agency.

2. Local Streets (Shagbark Road, Redberry Road and other streets within the residential development areas)

Purpose. These streets provide circulation within development areas and connect to collector streets. They will access numerous individual driveways and will provide for bicycle traffic from individual residences to separated bicycle paths serving the entire specific plan area. These streets will be crossed regularly by pedestrians and used by slow, stop-and-go delivery vehicles. Because children may cross these streets, safety is a paramount design concern. Local streets are also an important part of the visual character of the residential areas. The streets may be public, or private if requested by the developer (to be determined at the time of approval of each development plan application).

Design Standards and Phasing Local street sections are shown in Figures 17 and 18. Private streets may be utilized, at the discretion of the developer, without amendment to the specific plan or additional environmental review. The precise layout of the private streets and such features as detached sidewalks, off-street parking or parking bays used in lieu of on-street parking, is to be subject to review and approval during consideration of subsequent Development Plan submittals.

Where golf cart paths intersect local streets (public or private) the intersection design is to be similar to Figure 20.

Street lights are to be designed similar to Figure 22. The fixtures shall be set back a minimum of 4 feet from the edge of pavement with curb and 5 feet from the edge of pavement without curb.

Local streets are to be installed by the developer according to the phase designation of the development area. All street rights-of-way will be offered for dedication to the county. If public local streets are utilized, the County Engineer will recommend that the Board of Supervisors accept them for county maintenance after they are inspected and approved.

Maintenance Responsibility. Public local streets will be maintained by the county. Private local streets are to be maintained by the developer until maintenance responsibilities are assumed by an individual homeowner's association under contract to the Black Lake Management Association (see Chapter VIII, Section D).

Pedestrian, bicycle or equestrian paths that extend into a public local street right-of-way (except for county required sidewalks or integral curb and sidewalks) will not be maintained by the county. Such pathways are to be maintained by an individual or homeowner's association.

Street lights are to be located within the public right-of-way and shall be maintained by the utility (PG&E) and administered through the public agency providing services to the specific plan area (see Chapter VI). If private local streets are utilized, the street lighting fixtures will be administered by the county and are to be located adjacent to the street in accordance with appropriate setbacks.

3. Emergency Access Roads

Purpose. Emergency access roads will be utilized during Phases I, II, III, and IV to provide emergency vehicle access to development areas. Where appropriate, they may also serve as part of the circulation system for pedestrian use.

During Phases I and II an emergency access will extend from the clubhouse area to Via Concha. During Phase III, Via Concha, north of Canyon View Drive, will provide emergency access to the Phase III temporary end of Canyon View Drive. It will serve this purpose only until Canyon View Drive is completed during Phase IV; after Phase IV it will serve only as a driveway to the Adam and Munzer properties to the west. During Phase IV, an emergency access may be necessary from the end of Redberry Road to Pomeroy Road. This emergency access would be necessary until development of Meadowood Place during Phase V.

Two permanent emergency access roads will be a part of the Black Lake development. Permanent emergency access to the clubhouse area from the Phase III development area west of the clubhouse will be necessary. The second permanent emergency access road will exist north of the intersection of Meadowood Place and Redberry Road. This access will connect Meadowood Place to the internal street system of the Phase V development north of Meadowood Place.

Both permanent emergency access road locations are noted on Figures 7 and 8. They will be created by permanent easements granted to the county.

Design Standards and Phasing. Temporary emergency access roads will be designed to provide all-weather access for emergency vehicles rather than daily traffic. They will be designed according to standards approved by the county Engineering and Fire Department as a part of the development plan consideration.

Temporary access roads will be installed concurrent with the start of building construction in the phases requiring emergency access.

Permanent emergency access roads will be designed according to standards established by the county Engineer during review of the Phase I development plan. They will be installed prior to the residential occupancy within the affected phase.

Maintenance Responsibility. Temporary emergency access roads will be maintained by the developer until maintenance responsibility is assumed by a homeowners association.

The permanent emergency access road adjacent to the golf club is to be maintained by the golf course operators. The emergency access to the Phase V development area north of Meadowood Place is to be maintained by the homeowners' association where it is outside the golf course fairway rough, and by the golf course operator where it is part of the golf course.

C. ALTERNATIVE CIRCULATION SYSTEM

1. Combined Pedestrian/Bicycle Pathway

Purpose. A pathway system designed to be shared by bicyclists and pedestrians meanders throughout the specific plan area. The system will separate pedestrian and bicycle traffic from collector streets, provide convenient access and minimize street crossings. In addition, the pathways will allow pedestrians and bicyclists to visually appreciate the golf course while maintaining a safe distance from fairways.

The diagrammatic location of this pathway system is indicated on Figure 7.

Design Standards and Phasing. This pathway system is designed for shared use based upon the anticipated volume of use correlating to the low residential density of the specific plan. Based upon this density, conflicts from shared use by bicyclists and pedestrians will be minimal. This separated pathway will be eight feet wide and paved with asphalt or concrete and will be outside of the right-of-way for collector streets except as approved by the County Engineer. Street crossings will be limited to street corner intersections and golf cart path intersections.

To assure that individual phases are interconnected as they are completed, the pathway system will be installed by the developer along with the residential development phases containing pathways. The location of the pathway system will be refined as a part of development plan applications and is to be precisely located during construction. This procedure will assure maximum flexibility for creative, sensitive location of pathways.

Maintenance Responsibility. Inside development areas, the pathway system shall be maintained by the homeowners association. Outside of development areas and adjacent to boundary streets, the pathway will be maintained by the Black Lake Management Association.

2. Pedestrian Walkways

Purpose. Walkways are located within development areas for the use of local residents. They provide circulation from individual residences to local amenities (homeowners' facility, pool, recreation area, etc.), other residences and connections to the larger combined pedestrian/bicycle pathway system. The pathways may be a closely-related part of the street improvements in the case of public local streets where integral sidewalks are required; or they may be separated from the street with an appropriate setback if private streets are utilized.

Design Standards and Phasing. If local streets are utilized with sidewalks paralleling the street as an integral part of the street curb and built according to county standards as shown in Figure 18, these sidewalks are to be constructed by the developer along with the street improvements.

If local streets are used with walkways that are detached from the street as shown in Figure 17, they may be constructed by the developer concurrent with residential building construction. The design of detached walkways are to provide a minimum width of five feet. These walkways is to be constructed of long-lasting, durable materials consistent with the design of adjacent residences.

Maintenance Responsibilities. Concrete walkways built integral with curbs and gutters in conjunction with public local streets will be maintained by the county.

Walkways within development areas having private local streets, or walkways outside of public rights-of-way, shall be maintained by the local homeowners association.

Walkways extending beyond development areas (for example, to connect with the combined pedestrian/bicycle pathway) shall be maintained by the Black Lake Management Association.

3. Golf Cart Paths (Optional)

Purpose. These paths provide for cart circulation throughout the golf course area. The routing of this circulation system is not indicated in the specific plan except where cart paths must cross collector or local streets. The cart paths separate automobile and golf cart traffic and their location will be determined by the operators of the golf course.

Design Standards and Phasing. The golf cart paths shall be a minimum of 4 feet in width. They shall be designed consistent with good engineering practice and safety standards.

The cart pathway system may be installed at the discretion of the golf course operator. This circulation system is optional. If it is installed, it will be subject to the county grading standards in Chapter 22.05 of the Land Use Ordinance.

Golf cart crossings at public or private streets shall be designed similar to the concept shown in Figure 20 and shall be installed along with the street improvements as approved by the County Engineer.

Maintenance Responsibility. Golf cart paths shall be maintained by the golf course operator.

4. Equestrian Trails

Purpose. Equestrian trails will facilitate horseback riding as a recreation opportunity throughout the Nipomo Mesa. In the specific plan area they will allow riders to cross the project to other parts of the Nipomo Mesa. The trails will separate horseback riders from bicycle and vehicular traffic and from the golf course. They are located diagrammatically in Figures 7 and 8. The location will be refined during review of later development plan applications.

At the present time, horseback riders must travel along the edges of roads due to the lack of a trail system in the area. The South County area plan of the LUE contains a program (Areawide Circulation program no. 5) recommending that the county work with equestrian groups, property owners and agriculturalists to determine if trail rights-of-way may be secured. To date there has been no work done on this program.

In order to accommodate area riders and reduce existing conflicts along roadways, separate equestrian trails are to be constructed along Pomeroy and Willow roads as shown schematically in Figure 15. These trails shall be constructed as part of the improvements for the individual properties in the particular phases in which they are located. At a future date, the developer may add additional trails within the project connecting to the perimeter trail system.

Design Standards and Phasing. If equestrian trails are developed in the specific plan area, they shall:

1. Be a minimum of 10 feet wide; and
2. Be separated from adjacent roadways by at least 10 feet; and
3. Be separated from adjacent residences by a minimum of 20 feet (with a 3 to 6 foot high fence); and
4. Utilize natural surfacing.

Drainage from adjacent residential areas, streets or pathways shall not be channeled onto equestrian trails.

Equestrian trails shall be constructed along with the development phase containing the trail.

Maintenance Responsibility. Equestrian trails, if utilized, are to be maintained by the Black Lake Management Association or other agency provided for by adopted county policy.

D. OTHER OFF-SITE IMPROVEMENTS

Implementation of the Black Lake Specific Plan will have effects upon parts of the road system on the Nipomo Mesa that are distant from the specific plan area. Review of the Comprehensive Traffic

Impact Report (a part of the Technical Appendix of the specific plan) indicates that off-site effects will occur. Table XVI of the report estimated the percentage contribution to each area that may ultimately be attributed to traffic from the Black Lake Specific Plan Area at the time of project buildout and total Nipomo Mesa buildout.

It is significant to note that "total buildout" of the Nipomo Mesa is a forecasted projection extending into the distant future, perhaps to the year 2050, and would equate to a population of roughly 50,000. "Total buildout" of the Nipomo Mesa will require improvements in the areas described in the Comprehensive Traffic Impact Report and all developments on the mesa will incrementally contribute to the need for improvements. Because implementation of this specific plan contributes only incrementally to the need for improvement, property owners within the specific plan area are to contribute to the costs of these improvements in an equitable manner.

Four alternative methods exist for property owners within the specific plan area to contribute a fair share of the costs of areawide road improvements:

1. Agree to participate in an areawide (the entire Mesa) assessment program for road improvements.
2. Contribute directly to the county an amount of money equivalent to the current value of their ultimate incremental share of these improvements.
3. Contribute, in the form of an alternative project fully built-out as approved by the county Engineer, an amount equal to their ultimate incremental share of the current costs of these improvements.

4. Contribute fees in accordance with Section 66484 of the Subdivision Map Act for the construction of such improvements.

As part of the development plan submittal(s) for each phase of the specific plan, the property owners/developers shall submit a program for participating in the off-site improvements in accordance with any one of the four alternatives outlined above. The calculation of the costs of the projects for use in determining incremental shares, shall be based upon cost estimates for each project approved by the County Engineer. If legally possible, such costs may be prorated and recovered during later phases of specific plan implementation if they are paid for by owners of previous phases (similar to the distribution of costs for the early construction of the basic utility systems).

TABLE IV-A
SUMMARY OF PROPOSED STREET STANDARDS AND
PHASING OF CONSTRUCTION

1. WILLOW ROAD (Phase I-II)
 - a. 32' pavement (4-12-12-4)
 - b. 4' additional graded and based shoulder each side
 - c. 50 MPH design speed
 - d. Turning lanes for entry and exit
 - 1) Willow and Pomeroy
 - 2) Willow and Shagbark
 - 3) Willow and Canyon View (Phase V)
 - 4) Willow and Via Concha
 - e. Phase I and II
 - 1) Willow and Pomeroy intersection
 - 2) Willow and Canyon View Drive intersection
 - f. Phase III
 - 1) Via Concha and Willow intersection (may be moved up to Phase II)
 - g. Phase V
 - 1) Shagbark intersection
 - h. Ultimate R.O.W. = 84' plus slope easements
 - i. Section per Fig. 19 in specific plan
2. POMEROY ROAD (Phase IV)
 - a. 32' pavement (4-12-12-4)
 - b. 4' additional graded and based shoulder each side

- c. 50 MPH design speed
 - d. Turning lanes for entry and exit
 - 1) Willow and Pomeroy
 - 2) Pomeroy and Shagbark
 - 3) Pomeroy and Meadowood
 - e. Phase I and II
 - 1) Willow and Pomeroy intersection
 - f. Phase IV
 - 1) Turning lane improvements at Meadowood
 - g. Phase V
 - 1) Turning land improvements at Shagbark
 - h. Ultimate R.O.W. = 60' plus slope easements
 - i. Section per Fig. 19 in specific plan
3. VIA CONCHA (Phase III, or maybe moved up to Phase II)
- a. 24' paving (2 twelve foot travel lanes)
 - b. 4' additional graded shoulder each side (may be paved)
 - c. 35 MPH design speed
 - d. Turning land improvements at Willow and Via Concha in Phase II or III
 - e. Ultimate R.O.W. = 60' plus slope easements
 - f. Section per Fig. 19 in specific plan
4. INTERIOR COLLECTOR STREETS
- a. Canyon View Drive, Meadowood Place, Clubhouse Lane
 - b. Landscape medians at intersections with boundary streets - special design to be approved by County Engineering

- c. Sections per Fig. 16 in specific plan
 - d. Design Speed 35 MPH except 30 MPH for Canyon View to Via Concha from Clubhouse Lane
 - e. 60' R.O.W.
5. LOCAL STREETS
- a. Shagbark Road, Redberry Road, streets within development areas
 - b. Design speed 25 MPH
 - c. Sections per Fig. 17 or 18 in specific plan
 - d. 50' R.O.W. undivided, 60' R.O.W. divided
6. SIDEWALK LOCATIONS
- a. Collector streets - 10' min. between edge of paving and edge of walk on collector streets (where no curbs)
 - b. Local Streets - no minimum distance between curb and sidewalk where standard curbs used.

V. DESIGN STANDARDS

Black Lake

SPECIFIC PLAN

V. DESIGN STANDARDS

A review of the policies and standards of the Land Use Element reveals important land use policy direction as to the character of development that should occur within the Black Lake project. As noted in Chapter I, of this plan, the Land Use Element requires that this specific plan be prepared to achieve several objectives, including a "project design consistent with the carrying capacities of the site and compatible with the agricultural and rural residential character of the site vicinity."

In order to create a project that is compatible with its rural surroundings at the allowed density, the actual plan (map) of the project area and the standards of this chapter were designed to achieve the following objectives:

1. Sensitive design of buildings emphasizing their relationship to natural land forms, and the use of nonobtrusive natural materials and low intensity exterior colors.
2. Clustering of buildings interspersed with open spaces.
3. Landscaping that follows "natural" patterns, i.e., iregular shapes and mounded surfaces, informal massing, or irregularly spaced trees and plantings.
4. Preservation of slopes, hillsides and significant vegetation in areas that can be seen from the development areas, thereby creating a sense of closeness to major open spaces.
5. Public improvements that reflect a "country" rather than a "city" atmosphere: meandering walkways of natural materials;

exterior lighting, including street lighting, that is controlled as to intensity and direction; traffic, directional and other signing that is made of wood and without interior lighting.

6. Availability of active and passive recreational opportunities not available in the city.

The standards included in this plan based upon the above objectives will create design continuity throughout the area, preserve significant natural resources and provide for the safety, convenience and enjoyment of Black Lake area users.

A. USE OF STANDARDS

The special design and development standards included in this chapter for the Black Lake project are guidelines for both county staff and the developers within the specific plan area. The standards will be used by the county to evaluate the compliance of development plan proposals with this specific plan. The standards must also be used by the project developers and their design professionals as basic guidelines for the design of each development project under the specific plan.

B. RESOURCE CONSERVATION

1. Groundwater Resources

Groundwater resources for the Nipomo Mesa are limited and must provide a long-term source of domestic water for many residences. Thus, the Black Lake Specific Plan provides for three methods to protect this valuable resource.

- a. Water consumption conservation.
- b. Use of reclaimed wastewater.
- c. Surface water drainage collection.

Water Consumption Conservation. Water consumption in the Black Lake Specific Plan Area will be monitored and controlled to discourage wasteful, unnecessary water use. All water services within the plan area will be metered to account for usage. If approved by the Board of Supervisors and implemented by the service agency, water consumption fees will be staged to require higher prices for greater levels of consumption to deter waste. Also, water conserving fixtures shall be installed in all planning area developments.

Increased density over the 515 units allowed by the originally adopted Specific Plan will need to show the water needs will not result in any net increase above what would have been previously estimated. A water conservation plan shall be prepared prior to development of Areas I, K and Q as shown on the Site Plan (Figure 7). The water conservation plan will show how the water needs of the 44 additional residential lots will not result in any net increase above what would have been previously estimated for use by 13 one-acre lots (i.e. not to exceed 16.4 acre-feet per year).

Owners of individual residences will have limitations on the size of yard areas that can be devoted to high water consumption landscaping. Each residence with privately-maintained yard areas will be limited to a grass turf area no larger than 50% of the gross unit building area. Irrigated pasture areas in large lot subdivisions will be prohibited. Natural landscaping and drought resistant vegetation will be encouraged through conditions of the CC&R's, as will the use of efficient drip irrigation systems.

Enlargement of the golf course shall be limited to an additional nine holes (not to exceed 27 holes total). These additional golf course areas shall have automated irrigation systems. Also, golf course additions and, where practical, portions of the existing golf course shall be designed to minimize the use of irrigated grass turf areas in favor of non-irrigated or drought resistant, minimal-irrigation landscaping materials.

Use of Reclaimed Wastewater. The use of reclaimed wastewater for golf course irrigation shall be a prime water conservation factor of this specific plan. The sewage collection and disposal systems, as outlined in the Services and Utilities section of this chapter, shall be constructed during the first development phase in order to pace water conservation goals with land use.

Surface Water Drainage Collection. The area's soil characteristics allow effective percolation as recharge to underground water basins. Thus, the on-site retention of surface runoff water will be required as an additional water conservation factor. Surface water drainage shall be designed so that runoff water is collected on the site in retention or percolation basins.

2. Natural Vegetation

Natural vegetation will be utilized wherever possible to minimize water consumption and to mitigate the loss of native species. Appropriate areas for such vegetation include the roughs along golf course fairways, visual buffers between land uses and landscaping along roads and pathways. Species particularly useful for this purpose include oak trees, wild lilac and manzanita. Additional natural vegetation listed in Table 4 of the Final EIR may also be appropriate.

The botanical survey of the specific plan area was conducted during the winter. Therefore, areas planned for development should be resurveyed during an appropriate period of the spring and/or early summer to determine the possible presence of rare or endangered, or otherwise important species that can only be recognized at that time of year. The survey is to be conducted by a qualified botanist and the report, including recommended mitigation measures, shall be submitted for review prior to approval of the development plan application for each development area.

Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*), a federally-listed "endangered" and state-listed "rare" plant species has been found within the Specific Plan Area. The U.S. Fish and Wildlife (USFWS) Draft Recovery Program for the Pismo clarkia (September 1997), stated that this plant has historically been found in only thirteen places between San Luis Obispo and the Nipomo Mesa. Of these locations, there is evidence that populations no longer exist at three of these sites and partial removal has occurred at four others. Prior to any development within the Specific Plan area, a qualified individual or firm familiar with Pismo clarkia (acceptable to the county) shall be retained to conduct a late Spring botanical survey to determine the presence of any sensitive plants. The report shall determine what measures would mitigate potential impacts, and further development shall satisfy all these mitigations.

3. Visual Resources

The primary visual resources within the Black Lake Planning Area are Black Lake Canyon, the oak trees, the eucalyptus windrows and the golf course. This section explains how this specific plan provides for retention and/or enhancement of each of these visual resources.

Black Lake Canyon. This specific plan recognizes the presence of significant habitat and scenic resource values in Black Lake Canyon. Thus, tree removal, new trail construction, major drainage improvements or other significant disruption of the existing vegetation shall be prohibited below the rim of the canyon as defined on the Site Plan (Figure 7). The only exception will be to allow the water lines in the utility easement at hole 26 where they cross existing drainage swales and/or encroach into Black Lake Canyon below the rim line. No other improvements will be permitted on portions of the site within Black Lake Canyon, except as may be consistent with the Planning Area Standards of the Land Use Element. See page V-7 for setback standards adjacent to the rim of the canyon.

Oak Trees. The project area contains numerous oak trees, some of which are mature specimens. The areas designated as "Oak Woodland/ Stabilized Dune Scrub" and "Oak Forest" on the On-site Vegetation Map (Plate IVa in the Development Constraints Analysis by Envicom Corporation, see Technical Appendix) are shown on the Planning Area Features Map (Figure 4). It is the intent of this specific plan to retain significant oak trees wherever possible. To achieve this goal, the county shall encourage use of imaginative design of required street improvements and other public improvements throughout the Black Lake Planning Area. Options such as variations of pavement widths, meandering sidewalks and use of median strips shall be utilized instead of typical county improvement standards wherever it is clear that use of such concepts may assist in preservation of specimen trees.

Project design for all phases shall retain a majority of oak trees by thinning those within dense stands and maintaining the general outer boundaries of existing woodlands rather than completely removing oak stands. Development plan applications for all phases shall contain detailed proposals for limiting construction-related site disturbance to roadways and development zones only, preventing soil compaction within oak tree drip lines by temporary fencing or other protective measures and minimizing disturbance of undeveloped open space through establishment of footpaths and other measures.

Within residential development areas A, J, M, O, P, R, S, X, Y and the Secondary Recreation Area, any submittal of a development plan shall include a schematic plotting of existing oak trees with a trunk diameter of 15 inches or more as measured 4 feet above ground level that are within or immediately adjacent to any proposed new construction, grading or new landscape areas. The plan shall also show the location of the more sensitive oak woodland/scrub habitat as shown on Plate V of the specific plan EIR (Plate IVa of the Constraints Analysis). As part of the development plan application, the applicant shall submit alternative plans that include (at a minimum) clustered designs that recognize those areas of more sensitive oak woodland/scrub habitat. Plans shall indicate which oak trees would be removed as part of the proposed development. The Planning Commission should carefully review the applications for these areas to insure that appropriate consideration has been given to retention of vegetation.

Within residential development areas I, K and Q, all oak trees 6 inches in diameter at 4½ feet above ground proposed for removal or that would be impacted by development shall be shown on all applicable construction plans and maps. Any removal or impacts shall be mitigated using standard oak tree mitigation (including native understory planting and mitigation monitoring).

After development plan approval for development areas A, J, M, O, P, R, S, X, Y but prior to any construction, the developer shall submit an oak tree inventory map and explanatory text for Planning Department review and approval which has been field-verified by a member of the Planning Department staff. The map shall show all existing oak trees with a trunk diameter of 15 inches or more as measured 4 feet above ground level on which development or other disturbances is proposed and indicate which oak trees

are to remain and which oak trees are to be removed. The explanatory text shall include a table evaluating the health of each tree and its form and stature to the extent it can be related to its visual qualities. The Planning Department, in conjunction with the Office of the Environmental Coordinator, shall review the oak tree inventory map and explanatory materials to determine if the plan meets the objectives of the Specific Plan. No trees are to be removed until written permission is granted by the Planning Department.

Outside of development areas, the same oak tree protection procedure shall be utilized in conjunction with submittal of street improvement plans, golf course plans, grading plans and other site improvement plans.

To complement the oak tree replanting and reduce impacts to the Central Coast Sage Scrub & Maritime Chaparral habitats, the following measure shall be specified with planting locations on all grading/ construction plans.

1. Where fire protection, development constraints, and engineering slope protection constraints allow, disturbed areas throughout the project site shall be hydroseeded with a seed mix containing a proportion of the following plants:

Black sage (*Salvia mellifera*)
California sagebrush (*Artemisia californica*)
Mock heather (*Ericameria ericoides*)
Deer weed (*Lotus scoparius*)
Coyote bush (*Baccharis pilularis*)
Brome grass (*Bromus carinatus*)
Melic grass (*Melica imperfecta*)
Needle grass (*Stipa pulchra*)

Ceanothus (*Ceanothus cuneatus* var. *ramulosus* & *Ceanothus impressus* var. *nipomensis*)
Chamise (*Adenostemma fasciculatum*)
Coffeeberry (*Rhamnus californica*)
Redberry (*Rhamnus crocea*)
Elderberry (*Sambucus mexicana*)
Mountain mahogany (*Cercocarpus betuloides*)
Shagbark manzanita (*Archostaphylos ruidis*)

2. If hydroseeding with the above listed species is not appropriate, the following plants may be included in an alternate mix:

California poppy (*Eschscholzia californica*)
Horkelia (*Horkelia cuneata*)
Rush-rose (*Helianthemum scoparium*)
Lupine (*Lupinus nanus* L. and/or *L. succulentus*)
Brome grass (*Bromus carinatus*)

Fescue (*Vulpia microstachya*)
Junegrass (*Koeleria macrantha*)
Melic grass (*Melica imperfecta*)
Needlegrass (*Stipa pulchra*)

3. All hydroseed mixtures should be combined with a hydromulch containing the following: M-binder, fertilizer (16-6-8), 100% wood fiber mulch, and a wetting agent.

To further protect the sensitive oak woodland/scrub adjacent to Willow and Pomeroy Roads, the following standards are also to be applied:

1. Within the nearest 30 feet of the graded portion of Willow or Pomeroy Roads (i.e., edge of graded shoulder or drainage swale or top of cut or fill slope, and may include a part of county right-of-way) as realigned and reconstructed, no oak tree with a trunk diameter larger than 8 inches, as measured 4 feet above the ground, may be removed without the specific approval of the Planning Department.
2. Within the nearest 100 feet of the graded portion of these roads, as defined above, removal of oak trees with a trunk diameter larger than 12 inches, as measured 4 feet above the ground, is limited to 25% of the trees that meet this dimension limitation.

Implementing these standards will retain a moderately dense stand of oaks in the areas closest to these roads that will provide a visual buffer and preserve the visual quality of the area.

Eucalyptus Windrows. The most prominent eucalyptus windrow is along Willow Road. These trees are mature and quite close to the roadway, forming a distinct visual corridor along both sides of Willow Road. The eventual improvement of Willow Road to arterial standards may require removal of many of the eucalyptus trees when the road is widened. In order to mitigate the long-term loss of this visual resource, young eucalyptus trees (or acceptable alternative trees), shall be planted at proper setbacks based on the redesign of Willow Road. This is to be carried out concurrent with each phase of the plan which has frontage along Willow Road or contains other Willow Road improvements.

Other prominent eucalyptus windrows are those adjacent to Via Concha and the windrows that outline four parcels of land (each approximately 40 acres) on the western end of the property. Where possible, these windrows shall remain, though they may be pierced with roads and golf course fairways where necessary. The design intent shall be to maintain or replace as many of the existing windrows as possible.

Eucalyptus trees outside of these windrows, especially in areas where oak trees and *Pismo clarkia* are located, are considered invasive and non-native. A regular maintenance program shall be established to remove these plants (particularly *Cistus ladanifer* (Gum cistus), *Ehrharta calycina* (Veldt grass), and *Eucalyptus globulus* (blue gum eucalyptus)). Once a eucalyptus tree of the above referenced species has been cut, and if the stump is not removed, a surfactant shall be applied to the exposed stump, then a 2% solution of Roundup. (For those stumps that resprout after this application, allow to grow to six feet then apply a surfactant and 2% Roundup solution on leaves.) For Gum cistus, and Veldt and Rye grasses the application of a surfactant and 2% Roundup is allowed only in such a manner as to avoid all native plants. If this technique is used, a qualified botanist shall stake any sensitive areas where hand removal is required instead of this technique to remove plants. As needed, additional applications of a 2% solution of Roundup shall be applied until the non-native species are eradicated.

Golf Course. The existing 18-hole public Black Lake Golf Course is a significant visual resource and a major component of the open space area of the project and will thus receive special consideration and protection. To assure the long-term open space character of the Black Lake Planning Area and to retain the recreation orientation of the project, the landscaped areas containing the 18-hole golf course or its approved relocation and the area devoted to the 9-hole expansion shall be protected by an open space easement precluding other, non-open space uses of the golf course.

This open space easement shall be for an initial period of 10 years beginning at the completion of Phase IV. On the anniversary date of the acceptance of said easement by the county, or such other annual date, as specified by the deed or other instrument described in subdivision (d) of Section 51075 of the Government Code, a year shall be added automatically to the initial term unless a notice of non-renewal is given as provided in Section 51091 of the Government Code. If a notice of non-renewal is filed, the Black Lake Specific Plan shall be brought to public hearing before the county Planning Commission for consideration of possible amendment regarding the status of the golf course. The open space easement shall not affect the use, operation or modification of the golf course. The intent of this requirement is to assure that the area is not used for non-open space or non-recreation oriented uses.

C. LAND PLANNING

1. Special Setbacks and Screening

To preserve the present rural character along the boundary roads and along the main on-site collector roads, special setbacks and screening standards are established as part of the specific plan.

The extra width easements adjacent to roadways are intended to encourage the use of imaginative design for the basic circulation systems and required street improvements by providing opportunities for such options as variations in pavement width, meandering sidewalks and use of median strips in lieu of typical county improvement standards. The easements also facilitate preservation of specimen trees and accentuate the open space and rural character of the project.

Special screening obtained by berms, landscaping and fencing is intended to improve visual quality, subdue the visual impacts of certain required facilities and enhance circulation and land use throughout the project.

Boundary Road Setbacks. In addition to the required dedicated road right-of-way, an additional 20-foot minimum width area shall be reserved as a public bike trail or pathway easement along Willow Road and Pomeroy Road, adjacent to the specific plan area. Ownership of this area shall be retained by the adjacent land owner with access easement rights assigned to the Black Lake Management Association. Any trails, pathways and landscaping, as indicated in Figure 15, shall be planned with each development phase abutting said easements and installed as determined during the related Development Plan approval processing.

On-site Road Setbacks. In addition to the required dedicated road right-of-way, a 10-foot minimum width area (20 feet minimum at equestrian trails) shall be reserved as a trail or pathway easement along at least one side of the entire length of Canyon View Drive, Clubhouse Lane, Redberry Road, Meadowood Place and Shagbark Road. Ownership of this area shall be retained by the adjacent landowner with access easement rights assigned to the Black Lake Management Association. Any trails, pathways and landscaping shall be planned with each development phase abutting said easement and installed as determined during the related development plan approval processing.

Building Setbacks. No building or accessory structure shall be allowed within 40 feet of the dedicated road rights-of-way of either Willow Road or Pomeroy Road. No building or accessory structure shall be allowed within 25 feet (35 feet at equestrian trails) of the dedicated road right-of-way of Via Concha, Canyon View Drive, Clubhouse Lane, Redberry Road, Meadowood Place or Shagbark Road.

Adequate rear and side setbacks shall be included in the design of the small grocery market to allow enough area for screening vegetation, such as large shrubs and trees, to screen any buildings from Pomeroy and/or Willow Roads, as well as from adjacent golf course and residential uses within the interior of the Specific Plan area.

Black Lake Canyon Setback. No building or accessory structure shall be allowed within 50 feet of the rim of Black Lake Canyon adjacent to oak forests. The sole exception is in development area P, where the setback from the canyon rim is to be 80 feet. The rim is defined as the area of open space dedication on the Site Plan, Figure 7. Any landscaping within these setbacks shall be restricted to low fuel volume species as a fire prevention measure. This does not apply to the golf course where turf and other landscaping shall be permitted within the setback areas.

Sewage Treatment Facility Screening. As shown schematically in Figures 11 and 12, the sewage treatment facility and effluent storage lake adjacent to Willow Road will be screened with graded berms, fencing and landscaping. A schematic landscape screening plan shall be submitted with the development plan application for this facility. All exposed cuts and fills shall be revegetated as they are completed. Areas outside the facility fencing shall be privately maintained. Areas inside the fence shall be maintained along with the treatment facility. All landscaping materials shall be installed concurrent with construction of the treatment facility.

Water Storage Tank Screening. As shown schematically in Figure 13, the water storage tank will be screened with graded berms, fencing and landscaping. The precise tank location shall be selected to utilize existing trees and vegetation for screening. New landscape screening materials shall be selected to provide substantial screening, at maturity, of the height and full perimeter of the tank. All landscape materials and fencing shall be installed concurrent with construction of the tank

Maintenance Facility Screening. As shown schematically in Figure 14, the golf course maintenance facility will be screened with fencing and landscaping.

Small Grocery Market Screening. The small grocery market shall be screened from the boundary roads (Pomeroy or Willow Roads). Upon submittal of the development plan to establish this use a landscape plan shall be provided. The landscape plan shall meet all the requirements of Land Use Ordinance section 22.04.180 et seq. and shall also include the following: (1) landscaping at maturity that will screen at least 80% of any structure as viewed from either Willow or Pomeroy Roads; (2) plants used shall be known to flourish on the Nipomo Mesa, evergreen, drought tolerant and relatively fast growing; and (3) at least 50% of this screening vegetation shall reach maturity within 5 years, the remainder within 10 years.

2. Earthwork and Grading

This section describes the general nature of and performance standards for earthwork and grading that will be necessary to implement the specific plan and to define certain areas of the plan that will involve significant grading. The intent is not to describe detailed grading plans but to indicate where significant grading is anticipated, to explain the purpose of the grading and to establish general parameters for reduction of environmental impacts that may be associated with future grading operations. All grading shall be subject to county Grading Ordinance standards in effect at the time a grading proposal is approved. Graded areas shall be revegetated with natural grasses in advance of the construction of improvements in the phase for which the grading has been done. The revegetation shall occur early enough so that areas will not be left exposed during the rainy season. Also, a post-rainy season review of revegetation shall be conducted to determine if any remedial work is needed to ensure the long-term success of the revegetation program.

Basic Grading Criteria. The edges of all grading work shall be rolled and contoured to present a natural appearance, blend with adjacent natural grades and avoid prismatic forms. All cut and fill slope areas shall be protected from erosion by vegetation as soon as possible after completion of grading. Permanent landscaping for all cut or fill slopes in each phase shall be installed prior to construction of any subsequent phase. Slopes to be maintained as common areas will be landscaped and irrigated as necessary. Slopes which are to be landscaped later by individual owners will be seeded with temporary grass cover to prevent erosion.

Privately maintained slopes will be constructed no steeper than 2:1. Slopes in excess of 2:1 will be constructed only in areas where they will have professional maintenance care. In this case the slopes will not exceed 1:1.

Golf Course. The addition of nine new golf holes, a new driving range, and revision and relocation of the existing 18-hole golf course will involve grading and recontouring as necessary to provide the greens, tees, fairways, paths, lakes and landscaping normally associated with golf course layout and play. The golf course design shall reflect as nearly as possible an integration of the course with existing contours and landscaping. Landscaping shall include new trees and shrubs in a manner that is harmonious with any adjacent vegetation. Grading and landscaping shall be constructed in a manner that minimizes erosion

Development Areas. Development plans that include areas identified on the Planning Area Features Map (Figure 4) as "Oak Woodland/ Stabilized Dune Scrub" shall be sensitive to specimen trees and larger clusters of scrub or shrubs, and site planning shall keep grading to a minimum. In other development areas, less sensitive to grading operations, extensive earthwork and grading may be carried out to provide for necessary circulation and to allow more desirable site orientation or views of the golf course.

Sewage Treatment Facility. Grading for this facility will involve deep cuts to achieve the lowest feasible water surface elevation for treatment lagoons and to reduce visual impacts from Willow Road and the golf course. The objective of lowering the water surface elevation is to facilitate gravity flow to the treatment facility, thereby saving energy by minimizing pumping. See the Site Plan, Figure 7, for location of the facility and Figures 11 and 12 for schematic cross sections indicating grading intent.

Water Storage Tank. Grading for this facility will involve both cut and fill as necessary to create a pad for the tank. The tank location objectives are to achieve maximum elevation with minimum visual impact. Cut and fill areas shall be kept to the minimum feasible and balanced in height above and below the tank pad height.

All cuts and fills shall be contoured to blend with existing land forms. See the Site Plan, Figure 7, for the schematic location and Figure 13 for schematic cross section indicating grading intent.

On-Site Roads. Where practical all streets and roads will be designed to keep grading to a minimum. However, major grading will occur in the construction of Canyon View Drive from Willow Road to Meadowood Place, and at the intersection and entry feature of Meadowood Place at Pomeroy Road where Pomeroy Road is to be realigned.

Boundary Roads. Substantial grading will be necessary to accomplish the vertical and horizontal alignments and widening as determined by engineering standards for both Willow Road and Pomeroy Road.

3. Roadway Design

Standards for design of project streets are discussed in the Circulation section (Chapter IV).

4. Drainage and Erosion Control

The area's soil characteristics allow for potential erosion of soft sands in certain areas where there are moderately steep to steep slopes. Runoff control of both rain water and landscape irrigation will be a consideration of both subdivision design and building design for the project. Typical erosion and drainage control concepts are shown in Figure 23.

Concentrated Runoff. All concentrated water runoff from streets, driveways, roofs and other large areas of impervious surface will be channeled through non-erosive devices, such as pipes, concrete swales or other non-erosive channels to the retention basins or ponds planned on the site.

Lot Drainage. Where individual lots will be graded, provisions will be made for positive drainage flow to the streets and away from structures. If this is not feasible because of grades, provision will be made to retain and dispose of all runoff on site by use of retention basins, dry wells or other means. Drainage to non-erosive drainage transmission or percolation swales located in common open space areas is acceptable.

Gutters and Downspouts. All structures with an excess of 200 square feet of roof area will be equipped with gutters and downspouts with pipelines to the street or to approved drainage areas. If this is not feasible because of grades, roof, driveway and patio runoff can be disposed of in a dry well constructed for that purpose or other suitable points of discharge.

D. STRUCTURE DESIGN

1. Aesthetics.

To maintain architectural design continuity throughout the project, a single architectural review committee for the entire specific plan area will be formed and administered through the Black Lake Management Association. Its function and responsibilities will be described in detail in the Covenants, Conditions and Restrictions (CC&R's) approved with the Phase I development plan. Thereafter, provision of acceptable CC & R's for each phase will be a condition of each development plan approval. See Chapter VIII for further discussion.

2. Small Grocery Market.

To maintain the residential character of the area, design of the small grocery market shall be controlled and shall require approval from the Black Lake Master Association Architectural Review Committee. The market shall be located along either Willow or Pomeroy Roads. The total amount of this type of use (Food and Beverage Retail sales) allowed within the entire Specific Plan shall not exceed 5,000 square feet.

Architectural Style. The design of the small grocery market shall use an architectural style that is compatible with and complementary to, the existing residential neighborhoods. It shall be single story and use neutral, darker colors. The architectural review committee shall review and approve any design of this facility prior to county approval. Evidence of this approval shall be submitted with the Development Plan application.

Signage. Signage shall be limited to the allowed areas, heights and locations set by Land Use Ordinance sections 22.04.310a, b and c(1). No additional signage is allowed. The architectural review committee shall review and approve any proposed signage prior to county approval. Evidence of this approval shall be submitted to the Department of Planning and Building.

Lighting. All night-lighting shall maintain a low profile, be directed interior to the grocery market development and be shielded from nearby residential development, as well as the boundary streets.

Sound Wall. If sound walls are required, the sound wall shall be designed to provide visual relief, including the use of small articulated surfaces and short horizontal lines in place of long unarticulated surfaces and long unbroken lines. The wall shall be landscaped to soften its visual impact.

3. Energy Conservation

In addition to incorporating all required energy conservation programs and construction standards, each of the following standards will apply to the Black Lake Specific Plan Area.

**VI. SERVICES
AND
UTILITIES**

Black Lake

SPECIFIC PLAN

VI. SERVICES AND UTILITIES

As in other unincorporated areas of the county, residents of the Black Lake Golf Course area will be provided necessary on-site utility services. This will be accomplished in one of several ways: (1) annexation to the Nipomo Community Services District; (2) annexation to County Service Area No. 1 as a zone of benefit; or (3) formation of a new service district or service area. A decision as to which type of public service agency is most appropriate will be made after evaluation of those alternatives by the Local Agency Formation Commission (LAFCo).

Such a services entity will be formed to provide long term assurance of proper maintenance of utility systems. The entity will assess individual homeowners for operation and maintenance services and, in the case of a county service agency, for county costs for administration of the CSA. The services provided may include operation and maintenance of water supply and distribution systems, sewage treatment and collection systems, public street rights-of-way and street lighting. Maintenance services for other common area improvements will be provided by the Black Lake Management Association or the homeowners associations of individual development areas. See Table VI-A for a summary of responsibilities for various services and facilities.

A. WATER SUPPLY AND SERVICE

1. Water Supply

Water supply for the Black Lake project will be provided from groundwater sources underlying the Nipomo Mesa. These sources are detailed in a water report prepared in June, 1982 by James M. Montgomery, Consulting Engineers and included in the Technical Appendix to this plan.

A subsequent amendment to this Specific Plan, which authorized an increase in the maximum density by 44 additional lots, produced more information about the groundwater sources underlying the Nipomo Mesa. In 1991, the South County Area Plan Update EIR made some general characterizations and conclusions about the Nipomo Mesa "subarea" of the Santa Maria Groundwater Basin as follows:

The Nipomo Mesa subarea is distinguished from other areas of the Santa Maria Groundwater Basin by the thick dune sands that overlie the water bearing Paso Robles Formation. These dune sands infiltrate essentially all rain that falls on the mesa, and the only losses are to evaporation and uptake by vegetation.

Groundwater levels beneath the Nipomo Mesa subarea are in the form of a large "high" that has developed apparently because of the higher rates of recharge and the lower rates of extraction as compared to adjacent agricultural areas in the Santa Maria and Arroyo Grande Valleys.

...Nipomo Mesa has a unique set of geologic conditions that result in an unusually high rate of recharge and the potential for even higher rates of recharge should increased development occur.

...The groundwater regime beneath the mesa is now approximately in balance with an outflow to adjacent portions of the basin...

While much of these characterizations remain true, additional pumpage since the time of this EIR's completion have resulted in localized changes to the Mesa subarea. Specifically, as is excerpted below from the cumulative water discussion in the Cypress Ridge EIR (1996), western portions of the Nipomo Mesa's groundwater subarea may now be "below" the adjacent Santa Maria subarea, where groundwater is now flowing towards the mesa in isolated areas where large amounts of groundwater pumping are occurring:

The groundwater resources of the west mesa (i.e. approximately the study area of Cleath & Assoc.) are being affected by a relatively large number of high- and medium-volume pumpers....To the south of the project site, pumping by three entities (Unocal, NCSD, and Black Lake Farms) is placing an above-average demand on the groundwater resource, and a large depression has developed in this area. One third of Unocal's pumping is assigned to the project study area; all of NCSD's pumping is considered consumptive.

Based on existing information, it appears that groundwater levels for portions of the southerly section of the west mesa are approaching the limits of providing long-term water. The project would place an additional consumptive demand on this groundwater resource. Because the project is "up-gradient" to the large pumping depression discussed above, the project is expected to add to the cumulative effects on this depression. Although the project only contributes incrementally towards these cumulative impacts, the overall effect is considered cumulatively significant. Mitigations are therefore recommended.

From a groundwater gradient perspective, the Black Lake Specific Plan area could be considered slightly "up-gradient" from the Cypress Ridge development. However, the cumulative effects are considered comparable.

Prior to an amendment to the Specific Plan to increase density, 13 lots could have been created within areas I, K and Q as shown on the Site Plan (Figure 7). After amendment, there is a potential for 57 lots in that same area. The 13 lots would have used approximately 16.4 acre feet of water per year. It is estimated that an additional 4.4 acre feet per year would be consumed as a result of the increased density. In order to mitigate that increased water usage, a water conservation plan shall be prepared for any increase over the 13 units originally allowed in Areas I, K and Q as shown on the Site Plan (Figure 7) to show how the water needs of the additional density will not result in any net increase above what would have been previously estimated for use by 13 one acre parcels.

2. Water Service

The water distribution system described in this specific plan will be designed to serve all of the property ownerships within the project area. The distribution system is schematically illustrated in Figure 10. The basic water system components include:

- a. Two existing wells on the Black Lake Golf Course and a third well if needed.
- b. A water supply storage tank of \pm 400,000 gallons with pumps, valves and related equipment.
- c. Water supply lines from the wells to the storage tank.
- d. Water distribution lines to development areas.

The basic components of the water system will be provided during Phase I by the developers of Phase I. During each succeeding phase of the specific plan, other property owners and/or developers will be required to provide on-site improvements and extensions of the water distribution system and to pay to the developers of Phase I, through appropriate agreements with the service agency, a prorated portion of the cost of the basic system components before each phase is connected to the system. The schematic water system design in this plan provides the general parameters for each phase of the water distribution system. Individual components will be designed and constructed according to county standards.

Operation and maintenance of the entire water system will be assured by the service agency. Funding for operation and maintenance costs will be obtained through agency assessments and/or service charges.

The water tank and domestic well sites will be owned by the underlying parcel owners with permanent easements granted to the service agency. If use of the land for this purpose is terminated, the easements will be terminated.

B. SEWAGE DISPOSAL AND COLLECTION SYSTEMS

1. Sewage Disposal

Sewage disposal for the project area will occur on-site. The method of disposal will be the distribution of treated effluent on the golf course as irrigation water. Treated effluent will be temporarily held in a storage lake where it will be mixed with well water and pumped out to irrigate the golf course. The effects of effluent disposal upon groundwater resources is evaluated as a part of the water report in the Technical Appendix to this specific plan.

A permanent right for disposal of effluent on the golf course, or other suitable areas within the specific plan area boundary, will be granted to the service agency. Actual disposal and irrigation will be performed by the owners of the golf course with delivery of the treated, but unblended, effluent to an agreed upon storage location by the service agency. If it becomes necessary in the future, the service agency, golf course owner and the Black Lake Management Association will assume the responsibility for further upgraded treatment, testing and/or blending of the effluent in order to ensure that the effluent is acceptable for golf course irrigation.

2. Sewage Collection Service

The community sewer system for the project will be designed to serve all individual ownerships within the specific plan area. The collection system is schematically illustrated in Figure 9. The basic sewer system components include:

- a. Sewage collection lines, access manholes and pumping stations where necessary.
- b. Treatment facility with grinder, aeration lagoons, pumping system and chemical treatment equipment.
- c. Treated effluent blending and storage lake.
- d. Pumps, valves and domestic water mix for golf course irrigation system.

The community sewer system is designed to be built in phases corresponding to the phasing of residential development. These facilities will provide for secondary treatment quality effluent in accordance with Regional Water Quality Control Board waste discharge standards.

The basic components of the system will be provided during Phase I development. Each development phase within the specific plan area will be required to provide on-site improvements and extensions of the collection system and to pay the developer of Phase I, through appropriate agreements with the service agency, a prorated portion of the costs of the Phase I basic components before being connected to the system. The schematic sewer system design provides the general design parameters for each phase of the system. Individual components will be designed and constructed according to county standards.

Operation and maintenance of the entire sewer system, exclusive of those portions needed for golf course irrigation, will be assured by the service agency. Funding for operation, maintenance and administration costs will be obtained through agency assessments and/or service charges. All portions of the system will be within fee title or easements providing for service access.

Land for the sewer plant and major appurtenant facilities will be owned by the underlying parcel owners with permanent easements granted to the service agency. If use of the land for this purpose, or other service needs directly related to the specific plan area is terminated, the easement will be terminated.

C. OTHER UTILITY SYSTEMS

All new utilities are to be installed underground.

1. Telephone Service

Telephone service will be provided primarily by General Telephone; however, portions of the site along Pomeroy Road may be served by Pacific Telephone.

2. Gas Service

Gas service will be provided by Southern California Gas Company.

3. Electrical Service

Electrical service will be provided by Pacific Gas and Electric Company. Portions of the existing overhead 70 KV transmission lines shown in Figure 4 may be moved to other above ground locations.

D. SOLID WASTE DISPOSAL

Solid waste disposal (garbage) service will be provided by the Nipomo Garbage Company. The garbage Company is currently using the Cold Canyon dump site on Highway 227 north of Arroyo Grande. This site will accommodate projected solid waste disposal needs for the area for the next 25 years.

E. FIRE PROTECTION

Fire protection will be provided by the California Department of Forestry station at North Glen Avenue in Nipomo. Anticipated response time to the area will be five minutes. Fire hydrants located according to California Department of Forestry Standards will be part of the water system and will be constructed according to county engineering standards. Fire trucks would utilize the following route for emergency responses: Tefft Street to Pomeroy Road to Willow Road. The specific plan provides an area for a future fire station site

F. POLICE PROTECTION

Police protection will be provided by the San Luis Obispo County Sheriffs Department from the Oceano substation. Response time to the area will average 20 minutes. Access will be by public streets. The project area is on the patrol route currently utilized by the Sheriffs Department.

G. SCHOOLS

Students from the Black Lake Planning Area will attend schools in the Lucia Mar Unified School District. Below is a summary of space available as of October 1997:

School	Enrollment	Capacity	Remainder
Elementary Schools (Dana & Nipomo)	1301	874	-427
Middle Schools (Mesa, Paulding & Judkins)	1978	1540	-438
Arroyo Grande High	2819	1916	-903

Section 65974 of the California Government Code sets forth measures to solve school crowding problems. The county has two available alternatives:

1. If the county makes the necessary findings of overcrowding, an appropriate fee may be collected from the applicant by the county when building permits are issued. The money would then be turned over to the school district to be applied towards construction of needed facilities.
2. The county can encourage the developer and the school district to independently seek a solution to the problem.

The county currently requires the collection of school fees for the Lucia Mar School District with construction permits. In addition, a bond measure was approved for construction of a new high school. However, the amendment to allow additional density over the 515 allowed by the originally adopted Specific Plan is a "legislative act". As such, the school district is able to consider additional mitigation above what is currently collected for each residence as part of the school fees.

In order to mitigate the additional impacts to public school facilities associated with the residential density increase, one of the following must be completed:

1. Prior to issuance of a construction permit for each residential unit located in Areas I, K and Q as shown on the Site Plan (Figure 7), a revised school fee as established by Lucia Mar School District's most recent capital improvement analysis, shall be applied/collected; or
2. An agreement shall be reached with the Lucia Mar School District where a mutually acceptable alternative has been identified to mitigate the impacts related to the additional residential density.

As the remainder of the specific plan area develops school capacities will be evaluated at the time of consideration of each development plan application. Appropriate action will then be taken.

TABLE VI-A
SERVICES AND FACILITIES

Service/Facility	Serving Agency	Initiator	Agency Responsible for Maintenance & Operation	Funds for Maintenance & Operation	Notes
Police Protection	San Luis Obispo Co.	SLO Co	SLO Co	County Taxes	On call service
Fire Protection	Calif. Dept. of Forestry (CDF) Nipomo	SLO Co. district	Calif Dept. of Forestry	State & local taxes	On call service. Site reserved future fire station.
Schools	Lucia Mar Unified School Dist.	SLO Co. and local school district	Local School district	State and local taxes and other subventions	
Water	Public agency(1)	Owner	Public Agency	User	
Sewer	Public agency(1)	Owner	Public Agency	User	Public agency will deliver treated effluent to golf course operator for disposal as golf course irrigation
Gas	Southern Calif. Gas Co.	User	Private vender	User	
Electricity	Pacific Gas and Electric Co.	Owner/PG&E	PG&E	User	Owner pays PG&E or contractor for service line. Installation rates set by P.U.C.
Telephone	General Telephone; Pacific Telephone	Owner/private distributors	Private vendor	User	Owner pays private distributors or contractor for service lines. Installation rates set by P.U.C.

TABLE VI-A (cont'd)
SERVICES AND FACILITIES

Service/Facility	Serving Agency	Initiator	Agency Responsible for Maintenance & Operation	Funds for Maintenance & Operation	Notes
Solid waste collection	Nipomo Garbage Co.	Owner	Private vender	User	
Public streets	SLO. Co.	SLO Co.	SLO Co.	Gas tax revenues, local taxes	Landscape improvements, walkways or paths which extend into right-of-way not maintained by county.
Private streets	Black Lake Management Assoc (BLMA)	Owner	BLMA	Residents and facility operators	Individual Homeowners Associations will contract w/BLMA for maintenance; fees collected within each separate association
Golf course & related facilities	Owner/concessionaire	Owner	Concessionaire	User	
Secondary recreation facilities	Owner/concessionaire	Owner	Concessionaire	User	
Recreational Vehicle Storage	BLMA	Owner	BLMA	User	
Other public services (courts, assessor, bldg. dept., etc.)	SLO Co. State and Federal governments	Respective government agency general fund	Government agency	Agency general fund; local state & federal taxes	

Service/Facility	Serving Agency	Initiator	Agency Responsible	Funds for	Notes
Permanent open space (Black Lake Canyon)	SLO Co.	Owner	SLO Co.	SLO Co.	If offer-of-dedication is not accepted by SLO Co. owners will retain ownership of open space w/permanent easement

NOTES:

1. Public agency will be a community services district, new county service area or zone of benefit to existing county service area.

VII. PHASING PLAN

Black Lake

SPECIFIC PLAN

VII. PHASING PLAN

This chapter prescribes the sequence and procedure for development of the Black Lake Planning Area. The objectives of the phasing plan are to:

- Ensure orderly development
- Meet county Land Use Element objectives
- Ensure that adequate circulation, utilities and recreation facilities be provided all stages of development.

To achieve these objectives, project development will occur in phases as shown on Figure 8. Each phase includes residential and recreational development and other supporting improvements prescribed by this plan. The standards for land use and supporting or protective improvements (i.e., streets, utilities, parks, buffers, etc.) plus responsibilities for their installation, ownership and maintenance are detailed in other chapters of this plan. This chapter and the development Phasing Plan (Figure 8) show what improvements will be completed with each phase of residential development and prescribe procedures and criteria to be followed so that the objectives outlined above will be achieved.

A. PHASING MANAGEMENT

The Black Lake Specific Plan covers an area consisting of several separate land ownerships. This ownership pattern could lead to problems in carrying out the phased development of the project if an owner is not able to meet the commitment to develop at the prescribed time. Phasing of the residential development within the

Black Lake Specific Plan Area will therefore be managed in five phases, with each phase potentially consisting of one or more tracts.

It is the intent of the specific plan for development to occur sequentially; however, the multiple ownerships and the preferences and abilities of individual owners may preclude strict adherence to the numerical sequence depicted in the plan. The key to assuring logical development of the specific plan area is timely provision of all infrastructure improvements (streets, water, sewer, etc.) necessary to properly support each phase.

This specific plan limits the total number of dwellings that can be constructed in one year to 103 units. Because of construction sequencing and overlapping construction work needed to create development areas, major streets and golf course improvements, Phases I and II have been combined and may be submitted as one Development Plan application. However, the limitation of a total of 103 dwelling units constructed per year will still apply.

After completion of the basic water system (see page VI-2 and Figure 10), sewer system (see, page VI-4 and Figure 9) and road systems (see Table IV-A) associated with Phases I and II, adherence to numerical sequencing is not as important as assuring adequacy of the roads and services necessary to serve subsequent development. Therefore, this specific plan permits "skipping" a phase under certain circumstances (see item 7 below). This specific plan also permits applications for a portion of a phase if it can be adequately served. However, in order to assure that residential development proceeds in an orderly fashion, the timing of such partial phase applications must be consistent with the following conditions:

1. Basic phasing must proceed sequentially as shown in Figure 8 (except as otherwise provided herein);
2. Development of Phases I and II may occur simultaneously (as work is interrelated and will require approximately two years to complete).
3. Since development of Phases I and II may occur simultaneously, there shall not be more than 206 dwelling units built in the two years following the approval of the Phase I and II development plan;
4. Approval of a development plan for a partial phase may be granted if all improvements required to assure health and safety of the residents of the new phase are installed or can be installed with construction of the partial phase.
5. If, after a six month period from the approval of a phase (or a portion of a phase), an application for the next sequential phase has not been filed and if the Planning Director determines a subsequent phase application would be consistent with the intent of this specific plan, then, a development plan application for the next sequential phase may be processed if all improvements required to assure the health and safety of

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residents of the new phase are installed or can be installed during the new phase. This "skipping" of a phase shall not alter the limitation of 103 units constructed per year. Any phase or portion of a phase that has been "skipped" may apply six months after the most current application.

B. EARLY SUBDIVISION

This plan recognizes that the specific plan area presently consists of various parcels under separate ownerships. It may be necessary or desirable to additionally divide the Black Lake Planning Area into relatively large parcels subsequent to adoption of the specific plan, but prior to development of the individual phases.

Division of large areas of the project site to facilitate the timely progression of the phasing plan (i.e., for development financing, transfer of ownership or similar purposes) is not precluded by this plan; however, such parcelization shall be reviewed during processing to assure that:

1. Proposed parcels are consistent with this specific plan; and
2. That the successful implementation of the planning concepts and standards of the specific plan for land use, circulation, and services and utilities will not be jeopardized by parcel size, location, configuration, etc.

Approval of any parcelization does not constitute permission for development until development is permitted by this chapter. This type of division may be required to assure financing of improvements through bonding or other techniques, but generally will not require installation of improvements until the phasing plan permits

further subdivision or development. However, all schematic planning and engineering (i.e., street alignments, street grades, sewerage plans, etc.) necessary to assure that the concepts of this specific plan can be successfully carried out must be submitted with the land division application. Such design documents may involve schematic plans for off-parcel areas that may be developed before or after development of the proposed parcel.

C. RECREATIONAL DEVELOPMENT PHASING

Primary and secondary recreational development within the project, including the golf course and related facilities, is prescribed in various phases as shown on the Phasing Plan (Figure 8). The timing of recreational improvements is phased with the residential development to assure that the total development proceeds in an orderly fashion. Golf course construction, which must begin 12 to 18 months prior to use, requires a different phasing sequence from the residential development and is therefore phased ahead of adjacent residential areas as shown on the Phasing Plan.

The Secondary Recreation Area is scheduled to be constructed in Phase III. The actual facilities to be built will be determined by a market analysis to be conducted at that time. If it appears there is no need or demand for such facilities, the specific plan will be brought to public hearing before the Planning Commission and Board of Supervisors to consider a redesignation of the Secondary Recreation Area for other uses.

D. RECREATIONAL VEHICLE STORAGE PHASING

Development of the recreational vehicle storage site is included in Phase I and II. Actual use of this facility will be paced with

residential development since the storage compound will serve only the residents of the specific plan area. The recreation vehicle storage area will be owned by the Black Lake Management Association. If this use is terminated, the fee title to the land will revert to Plaza Builders, Incorporated, with the residential designation described in this specific plan.

E. FIRE STATION PHASING

The fire station site is included in Phase V. This site is reserved for a future fire station and its development will be by the State of California, Department of Forestry. However, if the state indicates it will not be developing the site as part of Phase V, an alternative agreement for use of the site at a future date is to be worked out as part of the phase development plan review, or the land will revert to the Residential designation described in this specific plan and considered for development in Phase V.

F. UTILITY SERVICES AND CIRCULATION SYSTEM PHASING

The phasing for planning and development of utilities and services, streets, pedestrian, bicycle and equestrian paths, buffer zones, and open space is illustrated in Figure 8. More detailed explanations of objectives, procedures, implementation criteria and improvements required in each phase are described in previous sections. However, the water system basic components (page VI-2) and sewer system basic components (page VI-3) will be constructed during Phase I and II. Road construction will be phased as described in Chapter IV and summarized in Table IV-A.

G. PERMANENT OPEN SPACE

Black Lake Canyon is to be retained as permanent open space (see Figure 8). An offer of dedication to the county is to be included with the Phase IV development plan application. If the offer of dedication is not accepted by the county, an open space easement is to be recorded keeping the canyon in permanent open space.

VIII. PLAN IMPLEMENTATION

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VIII. PLAN IMPLEMENTATION

This section schematically describes the procedural requirements for adoption and implementation of this plan and determines how the plan will be interpreted. Requirements for consistency with the county General Plan and consistency of future development and subdivision within the Black Lake Planning Area is also described.

A. SUMMARY OF PROCEDURAL REQUIREMENTS

Implementation of the Adopted Specific Plan

Development of the Black Lake Planning Area will be guided by this specific plan, as well as the Land Use Element, Land Use Ordinance, subdivision regulations and engineering standards of San Luis Obispo County. Where this plan does not include a standard or provision covering a particular topic, other applicable provisions of county land use and development regulations will apply.

In compliance with the provisions of the Land Use Element, a development plan application will be submitted for each project phase showing the details of proposed siting, grading, structure locations and circulation within each phase and connection to the overall circulation and utility systems.

Relationship of the Specific Plan to Underlying Property Ownerships

This specific plan applies to all lands within the planning area boundary as shown in Figure 7. The specific plan will affect proposed development projects in a way similar to the Land Use Element. All subsequent development proposals and subdivision applications within the planning area boundary must be consistent with the adopted specific plan (Government Code Section 66474(b)).

There are 7 individual property ownerships within the specific plan area (see Figure 6); Plaza Builders, Inc. (PBI), Nowak, Thomas, Mantsch, Doty, MacDowell and Gates. The size of the ownerships varies from 421 acres (PBI) to 2.6 acres (Gates and MacDowell). The specific plan allocates density to each property owner on the basis of approximately one unit per acre of ownership.

The specific plan requires submittal of subsequent development plans for each succeeding phase of the specific plan. These development plans will describe, in detail, the land uses and improvements required for every ownership within that phase of the specific plan.

Consistency of Subdivision of Land with this Plan

The county's subdivision regulations (Title 21, Real Property Division) will control how land is further divided within the Black Lake Planning Area. Other provisions of the specific plan such as those spelled out in the Phasing Plan, will also apply.

Further division of land in the Black Lake Planning Area must be consistent with:

1. The county's subdivision and land use regulations.
2. The phasing chapter of this plan.
3. Other provisions of this plan affecting the division of land, including the Site Plan (Figure 7).
4. The Planning Director will determine whether a subdivision map submitted to the county is consistent with the specific plan for purposes of accepting the application for processing as set forth in the Land Use Ordinance Section 22.01.032.

B. ENVIRONMENTAL REVIEW

Except as otherwise provided by law, the following policies will determine how development projects proposed under this specific plan will be affected by the environmental review process required by the California Environmental Quality Act.

In compliance with provisions of Government Code 65453, further environmental study will not be required for residential projects determined to be in conformity with this plan, including development plans and subdivision maps, unless the Board of Supervisors finds that:

1. Substantial changes have been proposed in the project which require major revisions to the environmental impact report.
2. Substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions to the environmental impact report.
3. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

If such a finding is made, a supplemental environmental impact report may be required.

All uses proposed under this specific plan, other than residential uses will be subject to normal environmental review (initial study followed by a negative declaration or an environmental impact report.)

C. INTERPRETING AND AMENDING THE SPECIFIC PLAN

Although information contained within this specific plan is fairly detailed, there will inevitably be questions about exactly what certain provisions mean. Also, when development plan and subdivision applications are proposed within the Black Lake Planning Area, it is possible that some changes to the plan will be requested. The purpose of this section is to describe how questions about the plan and proposed changes will be resolved.

Responsibility for Interpretation of the Specific Plan

The county Planning Director is responsible for interpreting the provisions of this plan. Any determination that the Planning Director makes may be appealed according to Section 22.01.042 of the Land Use Ordinance.

Proposed Amendments to the Plan

Any person, the Planning Commission or member of the Board of Supervisors may request an amendment to the specific plan. The application for amendments shall be in the form of a letter explaining the proposal and the reasons for the change. The proposal will then be reviewed through public hearings before the Planning Commission and Board of Supervisors as provided in Sections 65500 et seq. of the California Government Code.

D. COMMON AREA AND FACILITIES MANAGEMENT AND MAINTENANCE

In order to provide management of commonly-owned land and facilities within the specific plan area (i.e., equestrian trails, bike paths, private streets, landscape medians, open space areas, etc.),

two distinct types of management groups will be created: 1) an overall Black Lake Management Association; and 2) homeowners associations for individual residential projects within the developable areas. Both of these associations will be created by the developer of Phase I. As new homeowners occupy the projects within the specific plan area, they will gradually assume control of the associations. The creation of these associations and the formula for their gradual takeover by new home buyers will be defined in the CC&R's and the associations' by-laws as part of the final subdivision procedure.

The CC&R's and by-laws of both associations will establish an hierarchical arrangement whereby the Black Lake Management Association will have the right to provide service and maintenance to the area of an individual homeowners association if the individual association does not fulfill its obligations as expressed by its by-laws. The Black Lake Management Association shall have the right to assess the members of that individual homeowners association accordingly.

The individual homeowners associations are to contract with the Black Lake Management Association for the maintenance of all private streets in the specific plan area. This will provide uniformity in the level of maintenance and should also help to reduce costs through an economy of scale.

The Black Lake Management Association will be responsible for management and maintenance of all common improvements outside of the precise boundaries of individual residential projects. This includes operation and maintenance of the recreational vehicle storage area. The association will also coordinate its activities with the public service agency formed to serve the Black Lake area.

The Black Lake Management Association will be composed of representatives from each residential project within the specific plan area, as well as representatives from each other project (i.e., golf course, secondary recreation development, etc.) and/or undeveloped existing parcels (at the time of adoption of the specific plan). A description of the basic organizational structure and voting procedure for this association shall be submitted as part of the Phase I development plan application. Until the start of active operation of this association, the responsibility for management and maintenance of facilities outside the boundaries of residential developments shall be the responsibility of the developers.

Another continuing function of the Black Lake Management Association will be architectural design review of new structures and alterations to existing structures within the specific plan area. The Black Lake Management Association will assume these duties after the completion of Phase V of the specific plan. During implementation of the specific plan, the developer of Phase I will appoint an Architectural Review Committee. The committee shall consist of three members, as follows: one member representing Plaza Builders, Inc; the architect for Phase I; and on a rotating basis, the owner (or representative) of each individual ownership area (other than Plaza Builders, Inc.) as that separate area comes due for development in a phase. The owner of the individual area shall serve on the committee only as long as his property is being developed; he will then be replaced by the next individual owner to serve with the two permanent members of the committee.

Design review and approval by this committee will be required prior to the approval of building plans by the county of San Luis Obispo. Developers within the specific plan area will be required to present a letter to the county of San Luis Obispo prior to approval

of their building plans indicating that the Architectural Review Committee has approved the plans as submitted to the county.

Homeowners Associations

Individual homeowners associations will be created for each residential project within the specific plan area. These homeowners associations will be responsible for management and maintenance of all commonly owned improvements within the precise boundary of the residential project (this boundary shall be defined as a part of development plan submittals). Each of these homeowners associations will be a participant by representative(s) in the Black Lake Management Association.

Conditions, Covenants and Restrictions (CC&R's)

In addition to the Architectural Review Committee of the Black Lake Management Association, developments within the specific plan area will be subject to the conditions required in CC&R's. The proposed CC&R's are to be included in the development plan application for each phase. The CC&R's will contain guidelines which describe conditions and restrictions pertaining to modifications of the structures and improvements within the specific plan area. The CC&R's will typically regulate such features as exterior colors, signing, types of fencing, types of lighting, building materials and type and amount of landscaping. Enforcement of the CC&R's will be accomplished by the Black Lake Management Association or homeowners associations for individual residential projects.

IX. SUMMARY OF DEVELOPMENT STANDARDS

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IX. SUMMARY OF DEVELOPMENT STANDARDS

This chapter is a summary of all the development standards found in each of the preceeding chapters of this Specific Plan. After adoption of this plan all future applications for development shall be reviewed for conformance to these standards.

The reader should refer to the chapters noted in order to place these standards in their proper context. Table III-D, Specific Plan Land Use Chart, should also be reviewed for applicable special standards in the Land Use Ordinance.

A. CIRCULATION STANDARDS (CHAPTER IV)

1. WILLOW ROAD IMPROVEMENTS (PHASE I-II)
 - a. 32' pavement (4-12-12-4)
 - b. 4' additional graded and based shoulder each side
 - c. 50 MPH design speed
 - d. Turning lanes for entry and exit
 - (1) Willow and Pomeroy
 - (2) Willow and Shagbark
 - (3) Willow and Canyon View
 - (4) Willow and Via Concha
 - e. Phase I and II
 - (1) Willow and Pomeroy intersection
 - (2) Willow and Canyon View Drive intersection
 - f. Phase II
 - (1) Via Concha and Willow intersection (may be moved up to Phase II)
 - g. Phase V
 - (1) Shagbark intersection
 - (2) Willow and Shagbark turning lanes

- h. Ultimate R.O.W. = 84' plus slope easements
- i. Section per Fig. 19 in specific plan
- 2. POMEROY ROAD IMPROVEMENTS (PHASE IV)
 - a. 32' pavement (4-12-12-4)
 - b. 4' additional graded and based shoulder each side
 - c. 50 MPH design speed
 - d. Turning lanes for entry and exit
 - (1) Willow and Pomeroy
 - (2) Pomeroy and Shagbark
 - (3) Pomeroy and Meadowood
 - e. Phase I and II
 - (1) Willow and Pomeroy intersection
 - f. Phase IV
 - (1) Turning land improvements at Meadowood
 - g. Phase V
 - (1) Turning land improvements at Shagbark
 - h. Ultimate R.O.W. = 60' plus slope easements
 - i. Section per Fig. 19 in specific plan
- 3. VIA CONCHA
 - a. 24' paving (2 twelve foot travel lanes)
 - b. 4' additional graded shoulder each side (may be paved)
 - c. 35 MPH design speed
 - d. Turning land improvements at Willow and Via Concha in Phase II or III
 - e. Ultimate R.O.W. to be 60' plus slope easements
 - f. Section per Fig. 19 in specific plan
- 4. INTERIOR COLLECTOR STREET IMPROVEMENTS (In phases shown on phasing plan, Fig. 8)
 - a. Canyon View Drive, Meadowood Place, Clubhouse Lane
 - b. Landscape medians at intersections with boundary streets - special design to be approved by County Engineering

- c. Sections per Fig. 16 in specific plan
 - d. Design speed 35 MPH except 30 MPH for Canyon View to Via Concha from Clubhouse Lane
 - e. 60' R.O.W.
 - f. Street lighting fixtures per county standards at intersections with boundary roads.
 - g. Street lighting fixtures per Fig. 22 within the project area.
5. LOCAL STREETS
- a. Shagbark Road, Redberry Road, streets within development areas
 - b. Design speed 25 MPH
 - c. Sections per Fig. 17 or 18 in specific plan
 - d. 50' R.O.W. undivided, 60' R.O.W. divided
 - e. Street lighting fixtures per Fig. 22, setback 4 feet from edge of pavement with curb and 5 feet from pavement edge without curb
6. SIDEWALK LOCATIONS
- a. Collector streets - 10' minimum between edge of paving and edge of walk on collector streets (where no curbs)
 - b. Local streets - no minimum distance between curb and sidewalk where standard curbs used.
7. EMERGENCY ACCESS ROADS
- a. All - weather access, design as approved by the County Engineering and Fire Departments
8. COMBINED PEDESTRIAN/BICYCLE PATHWAY
- a. Eight feet wide, paved with asphalt or concrete as approved by the County Engineer.
9. PEDESTRIAN WALKWAYS
- a. Constructed to county standards as shown in Fig. 18 if sidewalk parallels the street as an integral part of the street curb

- b. Constructed as shown in Fig. 17 if sidewalk is detached from the street.
 - (1) Minimum 5 feet wide, constructed of long-lasting, durable material
- 10. GOLF CART PATHS (OPTIONAL)
 - a. Minimum 4 feet wide
 - b. Crossings at streets designed similar to Fig. 20 and constructed concurrent with street improvements
- 11. EQUESTRIAN PATHS
 - a. Located as shown diagrammatically in Fig. 7 and 8, constructed concurrent with the development phase containing the trail
 - b. Minimum 10 feet wide
 - c. Separated from adjacent roadways by at least 10 feet
 - d. Separated from adjacent residences by at least 20 feet with a 3 to 6 foot high fence
 - e. Natural surfacing
- 12. OTHER OFF-SITE IMPROVEMENTS
 - a. With each development plan application submit a program for the property owner/developer to participate in off-site improvements (see Chapter IV, Section D)

B. DESIGN STANDARDS (CHAPTER V)

- 1. RESOURCE CONSERVATION
 - a. Groundwater Resources
 - (1) All water services are to be metered
 - (2) Water conserving fixtures shall be installed in all planning area developments

- (3) Private-maintained yard area at each residence is limited to grass turf no larger than 50% of the gross building area
- (4) Irrigated pasture areas prohibited in large lot subdivisions
- (5) Natural landscaping, drought-resistant and drip irrigation systems are encouraged
- (6) Reclaimed wastewater to be used for golf course irrigation
- (7) Surface water drainage shall be collected on-site in retention or percolation basins.
- (8) A water conservation plan shall be prepared for any increase over the 13 units originally allowed in Areas I, K and Q as shown on the Site Plan (Figure 7) to show how the water needs of the additional density will not result in any net increase above what would have been previously estimated for use by 13 one acre parcels.

b. Natural Vegetation Resources

- (1) Natural vegetation will be utilized wherever possible.
- (2) A botanical survey of the area, conducted during an appropriate period of the spring and/or early summer by a qualified botanist, is to be submitted for review prior to approval of each development plan application for each development area.
- (3) A late Spring botanical survey shall be conducted prior to any development within the Specific Plan area by a qualified individual or firm familiar with Pismo clarkia (acceptable to the county) to determine the presence of any sensitive plants. The report shall determine what measures would mitigate potential impacts, and further development shall satisfy all these mitigations.

c. Visual Resources - Black Lake Canyon

- (1) Tree removal, new trail construction, major drainage improvements or other significant disruption of existing vegetation is prohibited below the rim of Black Lake Canyon (see Fig. 7), except for water lines in the existing utility easement.

d. Visual Resources - Oak Trees

- (1) All phase development plan applications shall contain detailed proposals for limiting construction related site disturbance to only roadways and development zones; prevent soil compaction within oak tree drip lines by temporary fencing or other measures; minimize disturbance of undeveloped open space through establishment of foot-paths and other measures.
- (2) Within residential development areas A, J, M, O, P, R, S, X, Y and the Secondary Recreation Area, any submittal of a development plan shall include a schematic plotting of existing oak trees with a trunk diameter of 15 inches or more as measured 4 feet above ground level that are within or immediately adjacent to any proposed new construction, grading or new landscape areas. The plan shall also show the location of the more sensitive oak woodland/scrub habitat as shown on Plate V of the specific plan EIR (Plate IVa of the Constraints Analysis). As part of the development plan application, the applicant shall submit alternative plans which include (at a minimum) clustered designs that recognize those areas of more sensitive oak woodland/scrub habitat. Plans shall indicate which oak trees would be removed as part of the proposed development.
- (3) Within residential development areas I, K and Q all oak trees 6 inches in diameter at 4½ feet above ground proposed for removal or that would be impacted by development shall be shown on all applicable construction plans and maps. Any removal or impacts shall be mitigated using standard oak tree mitigation (including native understory planting and mitigation monitoring).
- (4) After development plan approval for development areas A, J, M, O, P, R, S, X, Y, but prior to any construction, the developer shall submit an oak tree inventory map and explanatory text for the Planning Department's review and approval which has been field verified by a member of the Planning Department staff. The map shall show all existing oak trees with a trunk diameter of 15 inches or more as measured 4 feet above ground level on which development or other disturbances is proposed and indicate which oak trees are to remain and which oak trees are to be removed. The explanatory text shall include a table evaluating the health of each tree and its form and stature to the extent it can be related to its visual qualities. The Planning Department, in conjunction with the Office of the Environmental Coordinator, shall review the oak tree inventory map and explanatory materials to determine if the plan meets the objectives of the specific plan. No trees are to be removed until written permission is granted by the Planning Department.

- (5) To complement the oak tree replanting and reduce impacts to the Central Coast Sage Scrub & Maritime Chaparral habitats, the following measure shall be specified with planting locations on all grading/ construction plans.
- (a) Where fire protection, development constraints, and engineering slope protection constraints allow, disturbed areas throughout the project site shall be hydroseeding with a seed mix containing a proportion of the following plants:

Black sage (<i>Salvia mellifera</i>)	Chamise (<i>Adenostemma fasciculatum</i>)
California sagebrush (<i>Artemisia californica</i>)	Coffeeberry (<i>Rhamnus californica</i>)
Mock heather (<i>Ericameria ericoides</i>)	Redberry (<i>Rhamnus crocea</i>)
Deer weed (<i>Lotus scoparius</i>)	Elderberry (<i>Sambucus mexicana</i>)
Coyote bush (<i>Baccharis pilularis</i>)	Mountain mahogany (<i>Cercocarpus betuloides</i>)
Brome grass (<i>Bromus carinatus</i>)	Shagbark manzanita (<i>Archostaphylos rudis</i>)
Melic grass (<i>Melica imperfecta</i>)	
Needle grass (<i>Stipa pulchra</i>)	
Ceanothus (<i>Ceanothus cuneatus</i> var. <i>ramulosus</i> & <i>Ceanothus impressus</i> var. <i>nipomensis</i>)	

If hydroseeding with the above listed species is not appropriate, the following plants may be included in an alternate mix:

California poppy (<i>Eschscholzia californica</i>)	Fescue (<i>Vulpia microstachya</i>)
Horkelia (<i>Horkelia cuneata</i>)	Junegrass (<i>Koeleria macrantha</i>)
Rush-rose (<i>Helianthemum scoparium</i>)	Melic grass (<i>Melica imperfecta</i>)
Lupine (<i>Lupinus nanus</i> and/or <i>L. succulentus</i>)	
Brome grass (<i>Bromus carinatus</i>)	Needlegrass (<i>Stipa pulchra</i>)

All hydroseed mixtures should be combined with a hydromulch containing the following: M-binder, fertilizer (16-6-8), 100% wood fiber mulch, and a wetting agent.

- (6) To further protect the sensitive oak woodland/scrub adjacent to Willow and Pomeroy Roads, the following standards are also to be applied:
- (a) Within the nearest 30 feet of the graded portion of Willow or Pomeroy Roads (i.e., edge of graded shoulder or drainage swale or top of cut or fill slope, and may include a part of county right-of-way) as realigned and reconstructed, no oak tree with a trunk diameter larger than 8 inches, as measured 4 feet above the ground, may be removed without the specific approval of the Planning Department.
- (b) Within the nearest 100 feet of the graded portion of these roads, as defined above, removal of all trees with a trunk diameter larger than 12 inches, as measured 4 feet above the ground, is limited to 25 % of the trees that meet this dimension limitation.

- (7) Outside of development areas, the same oak tree protection procedure shall be utilized in conjunction with submittal of street improvement plans, golf course plans, grading plans and other site improvement plans.

e. Visual Resources - Eucalyptus Windrows

- (1) Along Willow Road young eucalyptus trees (or acceptable alternative trees) shall be planted at proper setbacks based on the redesign of Willow Road, to be carried out concurrent with each phase of the plan which has frontage along Willow Road or contains other Willow Road improvements.
- (2) Windrows along Via Concha and the windrows that outline four parcels on the western end of the specific plan area shall remain where possible, though they may be pierced with roads and golf course fairways where necessary.
- (3) Eucalyptus trees outside of these windrows, especially in areas where oak trees and pismo clarkia are located, are considered invasive and non-native.
 - (a) A regular maintenance program shall be established to remove these plants (particularly Cistus ladanifer (Gum cistus), Ehrharta calycina (Veldt grass), and Eucalyptus globulus (blue gum eucalyptus)). Once a eucalyptus tree of the above referenced species has been cut, and if the stump is not removed, a surfactant shall be applied to the exposed stump, then a 2% solution of Roundup. (For those stumps that resprout after this application, allow to grow to six feet then apply a surfactant and 2% Roundup solution on leaves.) For Gum cistus, and Veldt and Rye grasses the application of a surfactant and 2% Roundup is allowed only in such a manner as to avoid all native plants. If this technique is used, a qualified botanist shall stake any sensitive areas where hand removal is required instead of this technique to remove plants. As needed, additional applications of a 2% solution of Roundup shall be applied until the non-native species are eradicated.

f. Visual Resources - Golf Course

- (1) The landscaped areas containing the 18-hole golf course or its approved relocation and the area devoted to the 9-hole expansion, shall be protected by an open space easement precluding other non-open space uses of the golf course.

- (2) This open space easement shall be for an initial period of 10 years beginning at the completion of Phase V and shall be continually, automatically renewed for periods of 5 years unless a notice of non-renewal is filed by the golf course owner at the time of automatic renewals.
- (3) If a notice of non-renewal is filed, the Black Lake Specific Plan shall be brought to public hearing before the county Planning Commission for consideration of possible amendment regarding the status of the golf course.

2. LAND PLANNING

a. Special Setbacks and Screening

- (1) Boundary road setbacks - in addition to the required dedicated road right-of-way, an additional 20 foot minimum width area shall be reserved as a public bike trail or pathway easement along Willow Road and Pomeroy Road, adjacent to the specific plan area, to be planned with each development Phase abutting said easements and installed as determined during the related Development Plan approval processing.
- (2) On-Site Road Setbacks - In addition to the required dedicated road right-of-way, a 10 foot minimum width area (20 feet minimum at equestrian trails) shall be reserved as a trail or pathway easement along at least one side of the entire length of Canyon View Drive, Clubhouse Lane, Redberry Road, Meadowood Place and Shagbark Road, to be planned with each development phase abutting said easement and installed as determined during the related development plan approval processing.
- (3) Building Setbacks - No building or accessory structure shall be allowed within 40 feet of the dedicated road rights-of-way of either Willow Road or Pomeroy Road. No building or accessory structure shall be allowed within 25 feet (35 feet at equestrian trails) of the dedicated road right-of-way of Via Concha, Canyon View Drive, Clubhouse Lane, Redberry Road, Meadowood Place or Shagbark Road.

Adequate rear and side setbacks shall be included in the design of the small grocery market to allow enough area for screening vegetation, such as large shrubs and trees, to screen any buildings from Pomeroy and/or Willow Roads, as well as from adjacent golf course and residential uses within the interior of the Specific Plan area.

- (4) Black Lake Canyon Setback - No building or accessory structure shall be allowed within 50 feet of the rim of Black Lake Canyon adjacent to oak forests, in development area P, where the setback from the canyon rim is to be 80 feet (as defined on the Site Plan, Figure 7). Any landscaping within these setbacks shall be restricted to low fuel volume species as a fire prevention measure.

- (5) Sewage Treatment Facility Screening - As shown schematically in Figures 11 and 12, the sewage treatment facility and effluent storage lake adjacent to Willow Road will be screened with graded berms, fencing and landscaping. A schematic landscape screening plan shall be submitted with the development plan application for this facility. All exposed cuts and fills shall be revegetated as they are completed. All landscaping materials shall be installed concurrent with construction of the treatment facility.
- (6) Water Storage Tank Screening - As shown schematically in Figure 13, the water storage tank will be screened with graded berms, fencing and landscaping. The precise tank location shall be selected to utilize existing trees and vegetation for screening. New landscape screening materials shall be selected to provide substantial screening, at maturity, of the height and full perimeter of the tank. All landscape materials and fencing shall be installed concurrent with construction of the tank.
- (7) Maintenance Facility Screening - As shown schematically in Figure 14, the golf course maintenance facility will be screened with fencing and landscaping.
- (8) Small Grocery Market Screening. The small grocery market shall be screened from the boundary roads (Pomeroy or Willow Roads). Upon submittal of the development plan to establish this use a landscape plan shall be provided. The landscape plan shall meet all the requirements of Land Use Ordinance section 22.04.180 et seq. and shall also include the following: (1) landscaping at maturity that will screen at least 80% of any structure as viewed from either Willow or Pomeroy Roads; (2) plants used shall be known to flourish on the Nipomo Mesa, evergreen, drought tolerant and relatively fast growing; and (3) at least 50% of this screening vegetation shall reach maturity within 5 years, the remainder within 10 years.

b. Earthwork and Grading

- (1) The edges of all grading work shall be rolled and contoured to present a natural appearance, blend with adjacent natural grades and avoid prismatic forms.
- (2) All cut and fill slope areas shall be protected from erosion by vegetation as soon as possible after completion of grading.
- (3) Permanent landscaping for all cut or fill slopes in each phase shall be installed prior to construction of any subsequent phase.

- (4) Slopes to be maintained as common areas will be landscaped and irrigated as necessary. Slopes which are to be landscaped later by individual owners will be seeded with temporary grass cover to prevent erosion.
- (5) Privately maintained slopes will be constructed no steeper than 2:1. Slopes in excess of 2:1 will be constructed only in areas where they will have professional maintenance care. In this case the slopes will not exceed 11:1.
- (6) Golf course design shall reflect as nearly as possible an integration of the course to existing contours and landscaping. Landscaping shall include the addition of new trees and shrubs in a manner which is harmonious with any adjacent vegetation. Grading and landscaping shall be constructed in a manner which minimizes erosion.
- (7) Development plans which include areas identified on the Planning Area Features Map (Figure 4) as "Oak Woodland/Stabilized Dune Scrub" shall be sensitive to specimen trees and larger clusters of scrub or shrubs, and site planning shall keep grading to a minimum.
- (8) Sewage treatment facility - see the site plan, Figure 7, for location of the facility and Figures 11 and 12 for schematic cross sections indicating grading intent.
- (9) Water Storage Tank - Grading for this facility will involve both cut and fill as necessary to create a pad for the tank. Cut and fill areas shall be kept to the minimum feasible and balanced in height above and below the tank pad height. All cuts and fills shall be contoured to blend with existing land forms. See the Site Plan, Figure 7, for the schematic location and Figure 13 for schematic cross section indicating grading intent.
- (10) On-site and Boundary Roads - Where practical, all streets and roads will be designed to keep grading to a minimum.

c. Drainage and Erosion Control

- (1) Typical erosion and drainage control concepts are shown in Figure 23.
- (2) All concentrated water runoff from streets, driveways, roofs and other large areas of impervious surface will be channeled through non-erosive devices, such as pipes, concrete swales or other non-erosive channels to the retention basins or ponds planned on the site.

- (3) Where individual lots will be graded, provisions will be made for positive drainage flow to the streets and away from structures. If this is not feasible because of grades, provision will be made to retain and dispose of all runoff on site by use of retention basins, dry wells or other means. Drainage to non-erosive drainage transmission or percolation swales located in common open space areas is acceptable.
- (4) All structures with an excess of 200 square feet of roof area will be equipped with gutters and downspouts with pipelines to the street or to approved drainage areas. If this is not feasible because of grades, roof, driveway and patio runoff can be disposed of in a dry well constructed for that purpose or other suitable points of discharge.

3. STRUCTURE DESIGN

a. Architectural Review

- (1) To maintain an architectural design continuity throughout the project, a single Architectural Committee for the entire specific plan area will be formed and administered through the Black Lake Management Association.
- (2) Its function and responsibilities will be described in detail in the Covenants, Conditions and Restrictions (CC&R's) approved with the Phase I Development Plan.
- (3) Thereafter, provision of acceptable CC&R's for each phase will be a condition of each Development Plan approval. See Chapter VIII for further discussion.

b. Small Grocery Market.

- (1) To maintain the residential character of the area, design of the small grocery market shall be controlled and shall require approval from the Black Lake Master Association Architectural Review Committee. The market shall be located along either Willow or Pomeroy Roads. The total amount of this type of use (Food and Beverage Retail sales) allowed within the entire Specific Plan shall not exceed 5,000 square feet.
- (2) The design of the small grocery market shall use an architectural style that is compatible with and complementary to, the existing residential neighborhoods. It shall be single story and use neutral, darker colors. The architectural review committee shall review and approve any design of this facility prior to county approval. Evidence of this approval shall be submitted with the Development Plan application.

c. Energy Conservation

- (1) Each residential area shall be planned so that a minimum of 50% of its dwellings may be positioned in a manner which allows a roof area equal to 20% of the dwelling floor area to be oriented within 30° of south (to provide for installation of solar water heating equipment).
- (2) These residential structures shall be pre-plumbed to facilitate roof mounted solar collectors.
- (3) Swimming pools, spas and the like exceeding 3000 gallons capacity which are heated, shall have solar heating systems.

d. Other Standards

- (1) Street Light Design - The schematic design shown in Figure 22 will be utilized throughout the development.
- (2) All night-lighting for the small grocery market shall maintain a low profile, be directed into the grocery market development and be shielded from nearby residential development, as well as the boundary streets.
- (3) Signage for the small grocery market shall be limited to the allowed areas, heights and locations set by Land Use Ordinance sections 22.04.310a, b and c(1). No additional signage is allowed. The architectural review committee shall review and approve any proposed signage prior to county approval. Evidence of this approval shall be submitted to the Department of Planning and Building.
- (4) If sound walls are required any where in the Specific Plan area, the sound wall shall be designed to provide visual relief, including the use of small articulated surfaces and short horizontal lines in place of long unarticulated surfaces and long unbroken lines. The wall shall be landscaped to soften its visual impact.
- (5) Roof coverings within 80 feet of the Black Lake Canyon rim shall be non-combustible, and construction shall comply with county Fire Department standards.
- (6) In order to provide access to handicapped persons, all buildings shall be constructed with doorways to at least 30" in width.

C. STANDARDS FOR SERVICES AND UTILITIES (CHAPTER VI)

1. SERVICE AGENCY

- a. A public agency shall provide on-site utility services.

2. WATER SERVICE

- a. The basic water system components (see Fig. 10) are to be installed by the developer of Phase I and are to consist of the following:

- (1) Two existing wells and a new third well if needed.
- (2) 400,000 gallon storage tank with pumps, valves and related equipment.
- (3) Water supply lines from the wells to the storage tank.
- (4) Water distribution lines to development areas.

- b. After Phase I, each succeeding phase will provide on-site improvements and extensions of the water distribution system.

- c. After Phase I, each succeeding developer is to enter into an appropriate agreement with the service agency to reimburse the developers of Phase I for a prorated portion of the costs of the basic water system before each phase is connected to the system.

3. SEWER SERVICE

- a. The community sewer system is to be designed to serve all individual ownerships within the specific plan area.

- b. The basic sewer system components (see Fig. 9) are to be provided during Phase I development and shall include the following:

- (1) Sewage collection lines, access manholes and pumping stations where necessary.

- (2) Treatment facility with grinder, aeration lagoons, pumping system and chemical treatment equipment.
 - (3) Treated effluent blending and storage lake
 - (4) Pumps, valves and domestic water mix for golf course irrigation system.
 - c. The community sewer is to be built in phases corresponding to the phasing of residential development. These facilities will provide for secondary treatment quality effluent in accordance with Regional Water Quality Control Board waste discharge standards.
 - d. A permanent right for disposal of effluent on the golf course, or other suitable areas within the Specific Plan area boundary, is to be granted to the public service agency.
 - e. After Phase I each succeeding phase within the Specific Plan area will provide on-site improvements and extensions of the sewage collection system.
 - f. After Phase I, each succeeding developer is to pay the developer of Phase I, through appropriate agreements with the service agency, a prorated portion of the costs of the Phase I basic components before being connected to the system.
4. OTHER UTILITY SYSTEMS
- a. All new utilities are to be installed underground.
5. FIRE PROTECTION
- a. Fire hydrants located according to California Department of Forestry Standards are to be part of the water system and are to be constructed according to county engineering standards.

D. PROJECT PHASING (CHAPTER VII)

- 1. This specific plan limits to 103 the total number of dwelling units which can be constructed in one year. Phases I and II

have been combined and may be submitted as one development plan application. However, the limitation of a total of 103 dwelling units constructed per year will still apply.

2. This plan permits "skipping" a phase under certain circumstances (see item g. below). The plan also permits applications for a portion of a phase if it can be adequately served. However, in order to assure that residential development proceeds in an orderly fashion the timing of such partial phase applications must be consistent with the following conditions:
 - a. Basic phasing must proceed sequentially as shown in Figure 8 (except as otherwise provided herein).
 - b. Development of Phases I and II may occur simultaneously as work is interrelated and will require approximately two years to complete.
 - c. Since development of Phases I and II may occur simultaneously, there shall not be more than 206 dwelling units built in the two years following the approval of the Phase I and II development plan.
 - d. Approval of a development plan for a partial phase may be granted if all improvements required to assure health and safety of the residents of the new phase are installed or can be installed with construction of the partial phase.
 - e. If, after a six month period from the approval of a phase (or a portion of a phase), an application for the next sequential phase has not been filed and if the Planning Director determines a subsequent phase application would be consistent with the intent of this specific plan then,

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a development plan application for the next sequential phase may be processed if all improvements required to assure the health and safety of residents of the new phase are installed or can be installed during the new phase. This "skipping" of a phase shall not alter the limitation of 103 units constructed per year. Any phase or portion of a phase which has been "skipped" may apply six months after the most current application.

3. Early Subdivision

a. Division of large areas of the project site to facilitate the timely progression of the phasing plan is not precluded by this plan; however, such parcelation shall be reviewed during processing to assure that:

(1) Proposed parcels are consistent with this specific plan.

(2) That the successful implementation of the planning concepts and standards of the specific plan for land use, circulation, and services and utilities will not be jeopardized by parcel size, location, configuration, etc.

b. Early subdivision generally will not require installation of improvements until the phasing plan permits further subdivision or development. However, all schematic planning and engineering (i.e., street alignments, street grades, sewerage plans, etc.) necessary to assure that the concepts of this specific plan can successfully be carried out must be submitted with the land division application.

4. Black Lake Canyon Open Space

a. Black Lake Canyon is to be retained as permanent open space (see Figure 8) and an offer of dedication to the county is to be included with the Phase IV development plan application. If the offer of dedication is not

accepted by the county, an open space easement is to be recorded keeping the canyon in permanent open space.

E. PLAN IMPLEMENTATION (CHAPTER VIII)

1. A development plan application will be submitted for each phase of development showing details of siting, grading, structure locations and circulation within each phase and connection to the overall circulation and utility systems.
2. This specific plan applies to all lands within the planning area boundary as shown in Figure 7. All subsequent development proposals and subdivision applications within the planning area boundary must be consistent with the adopted specific plan (Government Code Section 66474(b)).
4. This plan allocates density to each of the seven individual property ownerships on the basis of approximately one unit per acre of ownership. Development plans for each phase are to describe, in detail, the land uses and improvements required for every ownership within that phase of the specific plan.
5. Further division of land in the Black Lake Planning Area must be consistent with:
 - a. The county's subdivision and land use regulations.
 - b. The phasing chapter.
 - c. Other provisions of this plan affecting the division of land, including the Site Plan (Figure 7).
 - d. The Planning Director will determine whether a subdivision map submitted to the county is consistent with the specific plan for purposes of accepting the application for processing as set forth in the Land Use Ordinance Section 22.01.032.

6. Environmental Review

- a. In compliance with provisions of Government Code 65453, further environmental study will not be required for residential projects determined to be in conformity with this plan, including development plans and subdivision maps, unless the Board of Supervisors makes a finding that:

- (1) Substantial changes have been proposed in the project which require major revisions to the environmental impact report.
- (2) Substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions to the environmental impact report.
- (3) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

If such a finding is made, a supplemental environmental impact report may be required.

- b. All uses, other than residential, proposed under this specific plan will be subject to normal environmental review (initial study followed by a negative declaration or an environmental impact report).

7. Common Area and Facilities Management and Maintenance

- a. In order to provide management of commonly-owned land and facilities within the specific plan area (i.e., equestrian trails, bike paths, private streets, landscape medians, open space areas, etc.), two distinct types of management groups will be created: 1) an overall Black Lake Management Association; and 2) Homeowners Associations for individual residential projects within the developable areas. Both of these associations will be created by the developer of Phase I. The creation of

these associations and the formula for their gradual takeover by new home buyers will be defined in the CC&R's and the associations by-laws and is to be a part of the final subdivision procedure.

- b. The Black Lake Management Association will have the right to provide service and maintenance to the area of an individual Homeowners Association if the individual association does not fulfill its obligations as expressed by its by-laws and shall have the right to assess the members of that individual Homeowners Association accordingly.
- c. The individual Homeowners Associations shall contract with the Black Lake Management Association for the maintenance of all private streets in the Specific Plan area.
- d. The Black Lake Management Association will be responsible for management and maintenance of all common improvements outside of the precise boundaries of individual residential projects, including operation and maintenance of the recreational vehicle storage area.
- e. A description of the basic organizational structure and voting procedure for the Black Lake Management Association shall be submitted as part of the Phase I development plan application. Until the start of active operation of this association, the responsibility for management and maintenance of facilities outside the boundaries of residential developments shall be the responsibility of the developers.
- f. Architectural Review Committee
 - (1) During implementation of the specific plan, the developer of Phase I will appoint an Architectural Review Committee. The committee shall consist of three members, as follows: one member representing Plaza Builders, Inc; the architect for Phase I; and

on a rotating basis, the owner (or representative) of each individual ownership area (other than Plaza Builders, Inc.) as that separate area comes due for development in a phase. The owner of the individual area shall serve on the committee only as long as his property is being developed; he will then be replaced by the next individual owner to serve with the two permanent members of the committee.

- (2) Design review and approval by this committee will be required prior to the approval of development plans by the county of San Luis Obispo. Developers shall present a letter to the county of San Luis Obispo prior to approval of their development plans indicating that the Architectural Review Committee has approved the plans as submitted to the county.
- (3) After completion of Phase V, the Black Lake Management Association shall assume responsibility for architectural review.

g. Homeowners Associations

- (1) Individual homeowners associations are to be created for each residential project with the specific plan area. These homeowners associations will be responsible for management and maintenance of all commonly owned improvements within the precise boundary of the residential project (this boundary shall be defined as a part of development plan submittals). Each of these homeowners associations will be a participant by representative(s) in the Black Lake Management Association.

h. Covenants, Conditions and Restrictions (CC&R's)

- (1) Developments within the specific plan area are subject to the conditions required in CC&R's. The proposed CC&R's are to be included in the development plan application for each phase.

APPENDIX A
LAND USE DEFINITIONS

Black Lake

SPECIFIC PLAN

APPENDIX A: LAND USE DEFINITIONS

This appendix contains definitions of the land uses that can be established under this specific plan and the Land Use Element. The definitions are excerpted from Framework for Planning, Part I of the Land Use Element. The uses defined here are allowed in the various land use categories as shown on Table III-A, Specific Plan Land Use Chart. The definitions are intended only to list the various land uses included under each general heading, and do not explain what permit requirements or performance standards may be applicable to a given use. Standards and review procedures for establishing land uses are contained in the Land Use Ordinance.

The following definitions are correlated wherever possible with the use definitions of the Standard Industrial Classification Manual (SIC), published by the Executive Office of the President, Office of Management and Budget (1972). The SIC is referenced wherever appropriate.

Caretaker Residence

A permanent residence that is secondary or accessory to the primary use of the property. A caretaker dwelling is used for housing a caretaker employed on the site of any non-residential use where a caretaker is needed for security purposes or to provide 24 hour care or monitoring of people, plants, animals equipment. or other conditions on the site

Eating and Drinking Places

Restaurants, bars and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as an eating and drinking place. Also includes drive-in restaurants, lunch counters and refreshment stands selling prepared goods and drinks for immediate consumption. Restaurants, lunch counters, and drinking places operated as subordinate service facilities within other establishments are not included here unless they are operated as leased departments by outside operators. (SIC: Group 58)

Food and Beverage Retail Sales

Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises, including wine tasting facilities which are not on the same site as the winery. Establishments (Except for wine tasting facilities) may include no more than two gas pumps as an accessory use.

Indoor Amusements and Recreation

Establishments providing indoor amusement or entertainment for a fee or admission charge, such as: arcades containing coin operated amusements and/or electronic games (five or more such games or coin-operated amusements in any establishment constitutes an arcade pursuant to this definition, four or less are not considered a land use separate from the primary use of the site); card rooms, billiard and pool halls; bowling alleys; ice skating and roller skating; dance halls, clubs and ballrooms which are principal uses rather than being subordinate to an eating or drinking place; gymnasiums, reducing salons, health and athletic clubs including indoor sauna, spa or hot tub facilities; tennis, handball, racquetball, indoor archery and shooting ranges and other indoor sports activities. Also includes adult businesses as defined in Chapter 7.40 of the County Code. (Amended 1981, Ord. 2063; 1982, Ord. 2106)

Home Occupation

The gainful employment of the occupant of a dwelling, with such employment activity being subordinate to the residential use of the property, and there is no display, no stock in trade, or commodity sold on the premises except as provided by the Land Use Ordinance, and no persons employed other than residents of the dwelling.

Hotels and Motels

Commercial transient lodging establishments including hotels, motor hotels, tourist courts or cabins, primarily engaged in providing overnight or otherwise temporary lodging, with or without meals, for the general public. Includes the preceding lodging establishments where developed as planned developments or condominiums in accordance with Section 22.08.264 of the Land Use Ordinance. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, and accessory meeting and conference facilities, etc. (SIC: Group 701) [Amended 1995, Ord. 2740]

Libraries and Museums

Permanent public or quasi-public facilities generally of a non-commercial nature such as libraries, museums, art exhibitions, planetariums, aquariums, botanical gardens, arboretums and zoos. Also includes historic sites and exhibits. (SIC: Group 84)

Mobilehome Parks

Any area or tract of land where two or more mobilehome lots or spaces are leased or rented, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivisions, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobilehomes used for human habitation. The rental paid for a manufactured home or mobilehome shall be deemed to include rental for the lot it occupies. Does not include an areas or tract of land in the Agriculture or Rural Lands land use categories where two or more mobilehome lots or spaces are rented or leased to accommodate manufactured homes or mobilehomes for the purpose of housing less than five agricultural employees, which is included under "farm support quarters." [Amended 1992, Ord. 2544]

Multi-Family Dwelling

Includes a building or a portion of a building used and/or designed as a residence for two or more families living independently of each other. Includes: duplexes, triplexes and apartments; attached ownership units such as condominiums and townhouses; and rooming and boarding houses (a residential structure where rooms are rented for short or long-term lodging where at least one meal daily is shared in common dining facilities, with 10 or fewer beds for rent). (Amended 1981, Ord. 2063)

Offices, Temporary

A mobilehome, recreational vehicle or modular unit used as: a temporary business or construction office during construction of permanent facilities on the same site; a temporary on-site real estate office for a development project; or a temporary business office in advance of permanent facility construction. (Amended 1981, Ord. 2063)

Outdoor Sports and Active Recreation

Facilities for various outdoor sports and recreation, including: amusement, theme and kiddie parks; golf courses, (including country clubs and accessory on-site sales of golfing equipment as in a "pro shop", including golf carts), golf driving ranges and miniature golf courses; skateboard parks and water slides; go-cart and miniature auto race tracks; recreation equipment rental (e.g. ATC's and other nonhighway motor vehicles, roller skates, surf and beach equipment); tennis courts, swim and tennis clubs; play lots, playgrounds and athletic fields (non-professional); recreation and community centers. (Amended 1981, Ord. 2089)

Personal Services

Establishments primarily engaged in providing non-medically related services generally involving the care of persons including beauty and barber shops; shoe repair shops; saunas and hot tubs; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; funeral parlours and related facilities. These uses may also include accessory retail sales of products related to the services provided.

Pipelines and Transmission Lines

Transportation establishments primarily engaged in the pipeline transportation of crude petroleum; refined products of petroleum such as gasoline and fuel oils; natural gas; mixed, manufactured or liquified petroleum gas; or the pipeline transmission of other commodities. Also includes pipeline surface and terminal facilities, including pump stations, bulk stations, surge and storage tanks. Power transmission includes facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities using direct physical conduits. Does not include offices or service centers (classified in "Offices"), equipment and material storage yards (classified under "Storage Yards and Sales Lots"), distribution substations (classified under "Public Utility Centers"), or powerplants (classified under "Electric Generating Plants"). (SIC: Groups 461, 491). (Amended 1981, Ord. 2063; 1989, Ord. 2411)

Public Safety Facilities

Facilities operated by public agencies including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities (not including jails, which are defined under "Correctional Institutions").

Public Utility Facilities

Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities: electrical substations and switching stations; telephone switching facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants, settling ponds and disposal fields. Nothing in this definition is intended to require a land use permit where Government Code Section 53091 would exempt local agencies from permit requirements. These uses do not include uses that are not directly and immediately used for the production, generation, storage, or transmission of water, wastewater or electrical power such as an office or customer service centers (classified in "Offices"), or equipment and material storage yards (classified in Storage Yards and Sales Lots"). [Amended 1989, Ord. 2411; 1995 Ord. 2740]

Residential Accessory Uses

Includes any use that is customarily part of a residence and is clearly incidental and secondary to a residence and does not change the character of the residential use. Residential accessory uses include the storage of vehicles and other personal property, and accessory structures including swimming pools, workshops, studios, greenhouses, garages, and guesthouses (without cooking or kitchen facilities). Includes non-commercial TV and radio broadcasting and receiving antennas, including equipment for satellite broadcast reception.

Rural Recreation and Camping

Facilities for special group activities such as: outdoor archery, pistol, rifle, and skeet clubs and facilities (indoor shooting facilities are included under the definition of "Amusements and Recreational Services"); dude and guest ranches; health resorts including but not limited to outdoor hot spring or hot tub facilities, hunting and fishing clubs; recreational camps (including incidental RV camping, but not RV parks); group or organized camps; incidental seasonal camping areas without facilities. Equestrian facilities including riding academies, and schools, boarding stables and exhibition facilities are included under the definition of "Specialized Animal Facilities." Camping facilities may include accessory boat storage and launching facilities where approved pursuant to Section 22.08.072 of the Land Use Ordinance. (Amended 1981, Ord. 2063)

Schools - Pre to Secondary

Pre-school, day-care centers, elementary and secondary schools serving grades 1 through 12, including denominational and sectarian. Kindergartens and military academies are also included. (SIC: Group 821)

Single-Family Dwelling

A building designed for and/or occupied exclusively by one family. Also includes attached ownership units using common wall development or airspace condominium ownership, where a proposed site qualifies for planned development through designation by planning area standard or through compliance with any planned development or cluster division standards of the Land Use Ordinance. Also includes factory-built housing. (Amended 1981, Ord. 2063)

APPENDIX B
HOUSING ELEMENT
OBJECTIVES
POLICIES &
PROGRAMS

Black Lake

SPECIFIC PLAN

APPENDIX B: HOUSING ELEMENT GOALS, OBJECTIVES, POLICIES AND PROGRAMS

The single housing goal of San Luis Obispo County is to ensure the opportunity for a decent home in a satisfying environment for all county residents.

Housing objectives are specific results the county wishes to accomplish, which all work toward achieving the goal.

Housing policies are the county's position on issues that help address the housing objectives.

The programs are how the county proposes to achieve the housing objectives.

COUNTY HOUSING POLICIES AND PROGRAMS

OBJECTIVE A: This county will diligently work toward the provision of an adequate supply of housing for all county residents and that such supply be unrestricted by age, race, sex, marital status, ethnic background, other arbitrary factors, unnecessary government controls, requirements or restrictions, or economic constraints.

The most important purpose of the Housing Element is to provide a policy guide for working toward solution of local housing problems. To that end, this first objective has two components: an adequate supply of all types of housing; and elimination of social and economic barriers to satisfying housing needs. Although state and federal laws restrict discrimination in housing, there is still concern that some citizens may have difficulty finding housing because of discrimination. The county and other local agencies can have a positive influence on such problems, and programs in this document that increase the availability of housing or reduce its cost tend to also reduce discrimination. As vacancy rates increase, owners or managers usually become less concerned about to whom they rent or sell.

HOUSING SUPPLY POLICIES

1. Fair Share Allocations. Through the San Luis Obispo County Area Council of Governments, the county will work with each community toward equitable regional distribution of housing for all income groups.
2. Use of Land Use Controls. Land use controls should not to be used to seriously delay prevent or otherwise adversely affect the supply or cost of housing for all income levels, except where legal or resource limitations occur in each community.

3. Assisted Housing - Disadvantaged Groups. Assisted housing should include special provisions for the elderly, handicapped and disabled in communities where such groups are unable to meet their housing needs.
4. General Plan Amendments - Effect on Housing. Consideration of all general plan amendments will include careful evaluation of their potential impacts on the adequate supply of housing for all income groups.
5. Development Requirements - Re-evaluation. Existing and proposed county development requirements, ordinances and processing times should be evaluated to determine their effects on housing production costs, and should be modified or eliminated when such requirements are determined to substantially increase cost and the modification or elimination would not seriously jeopardize public health, safety or welfare.
6. Requesting Assistance. Available federal, state and local sources of funding that could assist in providing and preserving housing for low- and moderate-income households should be pursued.
7. Alternative Forms of Housing. Exploration of alternatives to traditional forms of housing and methods of supplying housing, especially by the private sector, should be encouraged.
8. Development Review - Ongoing Costs. Energy saving construction, transportation costs, maintenance and other factors contributing to total monthly housing costs should be reviewed in all housing projects.
9. Assisted Housing - Resale Control. Any housing made available at artificially low prices through direct government assistance will be restricted in resale to eliminate excessive price increases above improvement costs and inflation.
10. Encouragement of Home Improvements. The county should encourage upward mobility through individual home owner efforts to increase property value through home improvements.
11. Equal Opportunity. The county will support efforts to eliminate discrimination in housing with regard to race, color, religion, national origin, sex, age, or family status.
12. Resolving Conflicts - Landlords and Tenants. The county will support resolution of problems and conflicts between landlords and tenants.

13. Assistance to Developers. To facilitate development of new low- and moderate-income housing, the county will offer technical, permit processing and grant application assistance to developers or sponsors who wish to provide such housing.

HOUSING SUPPLY PROGRAMS

Accessibility of housing

- A1: THE COUNTY WILL ENCOURAGE DESIGNERS AND BUILDERS TO USE 30 INCH OR WIDER DOORWAYS IN ALL HOUSING.

The most serious barrier to housing for the handicapped (other than money) is the physical design of buildings. Local and state representatives of the handicapped have indicated that barriers such as stairs and level changes are reasonably easy to adapt to their needs. More difficult to overcome without expensive remodeling are doorways less than 30 inches wide.

Because most narrow doorways are oversights rather than intentional efforts to save money, the county will encourage designers and builders to use 30 inch or wider doorways in all housing. Simple explanation of the problem to designers and builders could have a significant impact on making housing accessible to the handicapped.

- A2: THE COUNTY WILL DESIGNATE ITS HOUSING AUTHORITY OR OTHER APPROPRIATE LOCAL AGENCY OR GROUP TO HANDLE DISCRIMINATION COMPLAINTS AND RESOLUTION OF PROBLEMS AND CONFLICTS BETWEEN LANDLORDS AND TENANTS.

Federal and state laws prohibit landlords from discriminating against homeseekers because of race, religion, national origin, ancestry, color, sex, or marital status. Many agencies and groups in the county receive complaints; this duplication reduces program effectiveness and creates confusion for residents.

In most instances where landlord/tenant conflicts arise, the parties would like to solve their problems without going to the trouble and expense of using the courts system.

This program will provide mediation boards or individual mediators who can be successful in resolving disputes when the landlord and tenant are willing to participate.

Consumer education

- A3: THE COUNTY WILL DESIGNATE ITS HOUSING AUTHORITY OR OTHER APPROPRIATE AGENCY TO ORGANIZE PUBLIC EDUCATION ON HOUSING.

Many local housing problems could be alleviated by greater public awareness of their nature. Few consumers or public officials may realize the range of options available in housing. To make matters worse, there is no single source of housing information from which individuals can learn about options that meet their needs. Assistance might include individual consultation; classes offered through adult education, Cal Poly or Cuesta College; presentations at clubs and organizations; and regular press releases to the local media. Local lending institutions, the construction industry and other housing-related professions could be of great help in this program.

Education on advantages of alternate building techniques

A4: THE COUNTY WILL ESTABLISH A PROGRAM TO INFORM GOVERNMENT EMPLOYEES, LENDING INSTITUTIONS, CONTRACTORS AND OTHERS WHO INFLUENCE HOUSING CONSTRUCTION OF THE VALUE OF INNOVATION IN HOUSING CONSTRUCTION TECHNIQUES.

Private and governmental organizations are generally reluctant to accept new techniques in construction, financing or other aspects of housing with which they deal. It is often considered less risky to continue doing things in a familiar way. This reluctance can hinder creativity and innovation. The education program would likely include workshops, employee training sessions, news releases and interoffice circulation of information. The goal in this type of program is simply to keep communication between these people open so they all may keep current on housing techniques.

Provision of energy-efficient housing

A5: SAN LUIS OBISPO COUNTY WILL URGE STATE AND FEDERAL GOVERNMENT TO CONTINUE TAX INCENTIVE PROGRAMS TO ENCOURAGE MORE ENERGY-EFFICIENT HOUSING.

A6: SAN LUIS OBISPO COUNTY WILL DEVELOP AN ENERGY POLICY PLAN TO ADDRESS LOCAL ENERGY ISSUES.

The cost of energy waste in housing and transportation is becoming rapidly more apparent. Even those who can afford to pay higher energy costs will have problems with availability as resources become less dependable. Encouraging energy efficiency in housing design without seriously increasing cost is the aim of existing state and federal tax incentive programs. A county energy plan would not look only at the energy needs of housing. It should be a study of the energy options available and proposals for the conservation and use of these resources.

Reduction of development requirements and processing time

- A7: COUNTY PLANNING AND ENGINEERING DEPARTMENTS WILL CONTINUALLY MONITOR ADOPTED AND PROPOSED DEVELOPMENT REQUIREMENTS AND PROCESSING PROCEDURES TO DETERMINE THEIR EFFECT ON HOUSING PRODUCTION COSTS AND WILL RECOMMEND MODIFICATION OR ELIMINATION OF THOSE THAT MAY ADD TO HOUSING COST WITHOUT PROVIDING SUBSTANTIAL PUBLIC BENEFIT.
- A8: SAN LUIS OBISPO COUNTY WILL URGE THE STATE AND FEDERAL GOVERNMENT TO DESIST FROM PASSING LAWS, RULES AND REGULATIONS THAT RESULT IN INCREASED HOUSING COSTS.

On-site and off-site improvements required by government agencies in return for allowing a proposed project can substantially increase the cost of housing. While in most cases such improvements are essential for the operation of housing or to satisfy basic needs for a decent living environment and cannot be eliminated, such requirements should be reviewed for their cost-effectiveness, and new methods of paying for improvements should also be developed to assure that costs are shared by existing and new residents who will benefit from them.

When staff determines that a proposed new or changed policy, rule or ordinance will have an adverse effect on housing costs, but is necessary for other reasons, they will present the proposal to the Board of Supervisors. Before the proposed change can be put into effect, the Board of Supervisors must make a finding that the benefits of the proposal outweigh the adverse effects on housing costs.

The Planning Department, Engineering Department and the Environmental Coordinators office will make quarterly reports, beginning in 1982, of the restrictions and requirements proposed or placed on new dwellings and large housing projects. These reports, which will be given to the Board of Supervisors and Planning Commission, are for the express purpose of reducing, eliminating or otherwise altering similar restrictions and requirements in the future so as to reduce government imposed incremental costs of new housing.

All subdivision review reports shall include information on what specifically was contributed by county staff toward reducing project and housing costs.

Smaller mobile home parks and subdivisions

- A9: THE COUNTY WILL CHANGE ITS ORDINANCES TO ALLOW MOBILE HOME PARKS AND SUBDIVISIONS WITHIN URBAN RESERVE LINES ON SMALLER PARCELS.

There is a need for more mobile home space in the county. However, the county will discourage detrimental concentrations of mobile

home parks and mobile home subdivisions in the same neighborhood or portion of a community.

Development processing

A10: THE COUNTY WILL ESTABLISH A TASK FORCE COMPOSED OF A REPRESENTATIVE OF THE PUBLIC, DEVELOPERS, REALTORS, BUILDING AND SUPPLY CONTRACTORS, FINANCIAL INSTITUTIONS, PLANNING AND ENGINEERING DEPARTMENTS, ENVIRONMENTAL COORDINATOR'S OFFICE, AND OTHER PROFESSIONALS INVOLVED IN THE PROVISION OF HOUSING. THIS TASK FORCE WILL IDENTIFY THE PRINCIPAL CAUSES OF INCREASED COSTS OF HOUSING (ESPECIALLY THOSE WHERE LOCAL ACTION CAN BE EFFECTIVE) AND DEVELOP AND RECOMMEND TO THE BOARD OF SUPERVISORS CHANGES IN GOVERNMENT REGULATIONS AND RESTRICTIONS, INCENTIVES TO PRIVATE DEVELOPMENT AND OTHER SOLUTIONS AS THEY SEE FIT.

Mobile homes on private lots

A11: THE COUNTY WILL MODIFY ITS ORDINANCES TO ALLOW MOBILE HOMES TO BE PLACED IN RURAL AREAS OF THE COUNTY ON PARCELS LESS THAN 10 ACRES IF THEY MEET THE SAME CONDITIONS THAT ARE PLACED ON MOBILE HOMES IN URBAN AREAS.

The long-standing 10-acre minimum site area requirement for the installation of individual mobile homes in rural areas was originally enacted because of differences in the assessment practices between mobile homes and standard dwellings, and because of substantial differences in the appearance of such units. With recent state law changes correcting the taxation disparity and enabling the county to control the appearance of mobile homes, the former 10-acre limitation is no longer necessary, and its elimination will offer increased opportunity for the establishment of additional housing units.

OBJECTIVE B: Take all practical, reasonable, affordable and appropriate steps to develop home ownership opportunities for all county residents.

Home ownership offers a degree of security not available to renters, since the owner is generally free from arbitrary eviction and may change the building to meet family needs and desires. Probably as important as the actual security of ownership is a sense of pride. While ownership is not affordable for many, it may still be cheaper than home rental on a long-term basis because of equity advantages. The equity in a house can be equal to or greater than the actual cost, assuming reasonable terms on a sound house and a strong housing resale market. Because such advantages do not become "usable" until a house is sold, however, many families still cannot afford to own their homes.

Although the detached, single-family residence is the most widely used form of home ownership, there are other methods of ownership which can be more attractive to the individual as well as the county. Besides being generally less expensive; mobile homes on individual lots, condominiums and cooperative apartments can be more efficient users of land, roads and other public services.

OWNERSHIP OPPORTUNITY POLICIES

County housing policies that address providing opportunities for home ownership are included under objective A.

OWNERSHIP OPPORTUNITY PROGRAMS

Encouragement of cooperative housing

B1: THE COUNTY MAY ASSIST LIMITED EQUITY COOPERATIVE HOUSING THROUGH ENCOURAGEMENT TO LENDERS AND AGENCIES THAT MAY HELP ESTABLISH COOPERATIVES.

Cooperative housing has several advantages that warrant encouragement by the county. Although there are several methods of setting up a cooperative, such projects typically have a single mortgage and each resident buys stock in the corporation established to own the project. Each occupant's monthly payment is based on the mortgage and other costs of running the building. The resale of each occupant's stock can be restricted to eliminate speculative increases in cost. Although this limits the investment value associated with home ownership, it offers security not available to renters at a cost much less than home ownership.

Density Bonus

B2: THE COUNTY WILL GRANT A DENSITY BONUS OR OTHER APPROPRIATE INCENTIVES AS SPECIFIED IN GOVERNMENT CODE 65915 TO DEVELOPERS WHO AGREE TO CONSTRUCT AN EQUIVALENT PERCENTAGE OF UNITS FOR PERSONS AND FAMILIES OF LOW OR MODERATE INCOME.

The county will support the continued affordability of low- and moderate-income housing produced under density bonus provisions by imposing deed restrictions or other appropriate methods.

Owner-built housing

B3: THE COUNTY, WHERE APPROPRIATE, WILL SUPPORT THE OBJECTIVES OF ORGANIZATIONS INVOLVED IN PROVIDING LOWER-COST OWNERSHIP

HOUSING. SUCH SUPPORT MAY INCLUDE OBTAINING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR LAND ACQUISITION OR HOUSING IMPROVEMENT PROJECTS.

- B4: THE COUNTY WILL CONTINUE TO ENCOURAGE OWNER-BUILT HOUSING BY PROVIDING STANDARD BUILDING DETAIL DRAWINGS AND OTHER AIDS AS WELL AS PROVIDING A SUFFICIENT NUMBER OF BUILDING INSPECTORS SO THAT APPROPRIATE AND REASONABLE EXTRA TIME MAY BE SPENT WITH THE OWNER-BUILDER AT THE HOUSING SITE.

People's Self-Help Housing Corporation is a nonprofit organization presently operating in San Luis Obispo and northern Santa Barbara counties. It assists eligible working families in building their homes at significant savings, with only small government subsidies. Families also gain the ability to maintain their residence. Many techniques are used by the corporation to realize savings, including subdividing its own land and bulk buying of materials; however, the largest saving is through the lack of profit and the owners providing their own labor in construction. Reduced interest mortgages through Farmers Home Administration, combined with smaller loans, create affordable monthly payments for most working families.

Similar groups that use conventional financing and are open to all communities and income groups also deserve county assistance and encouragement. Use of pooled labor and a professional group supervisor save such home builders money and time as well as assuring lending institutions the project will be completed and of acceptable quality.

Approximately half the residential inspections made each year by county building inspectors are for houses where the owner is actually building the unit or is acting as the contractor.

Reduced interest mortgage loans

- B5: THE COUNTY WILL CONSIDER PARTICIPATION IN A LOCAL REVENUE BOND ISSUE TO ESTABLISH A LOW INTEREST MORTGAGE LOAN FUND FOR FIRST-TIME HOME BUYERS.

Under certain conditions, the county is allowed to sell tax exempt bonds for the financing of housing. As a result of their tax exempt status, the bond proceeds could be lent out to home buyers at a lower rate than available in the open market.

OBJECTIVE C: Take all practical, reasonable, affordable and appropriate steps to encourage an adequate supply of sound rental housing in all price ranges.

Many people will not be able to buy houses even with assistance programs. Others do not wish to own a residence because of personal preference or the short-term nature of their stay in one place. For such people it is important to keep a reasonable number of rental units available. This need varies by community, but generally is greater near employment centers and where services are readily available.

RENTAL SUPPLY POLICY

The county recognizes the need for rental housing and will support programs to work toward an equitable balance of rental and owner-occupied housing.

RENTAL SUPPLY PROGRAMS

Housing Authority

C1: SAN LUIS OBISPO COUNTY WILL WORK WITH EXISTING HOUSING AUTHORITIES TO OFFER A WIDER RANGE OF ASSISTANCE TO DEVELOPERS, OWNERS AND CLIENTS OF LOWER-INCOME RENTAL HOUSING.

The county will continue to provide rental housing assistance and other related programs through its joint powers agreement with the City of San Luis Obispo Housing Authority. At present, rental assistance is provided to lower income families, the handicapped and mobile home owners. Through such an arrangement, assistance also could be provided to developers and property owners who wish to utilize state and federal funds for lower-income rental projects. The specific scope, authority, activities, services, programs and funding of any future agreements would be included in the various joint powers agreements approved by the Board of Supervisors.

Increase in density in multi-family areas

C2: TO ENCOURAGE CONSTRUCTION OF NEW RENTAL UNITS, THE COUNTY WILL WORK TOWARD REDUCING GOVERNMENTAL DETERRENTS TO MULTI-FAMILY PROJECTS.

The private market is the primary supplier of rental housing. Due to recent changes in mortgage and building costs, new construction of rental units has been extremely slow. Some controls are necessary and must be continued to protect public health and welfare as well as reduce long-term public costs. A general increase in density in multi-family districts could be accommodated without sacrificing quality; the increase could help private projects become more profitable and encourage new construction.

Increased student housing on Cal Poly Campus

C3: THE COUNTY WILL ENCOURAGE CAL POLY TO PROVIDE ADDITIONAL CAMPUS HOUSING OPPORTUNITIES FOR SINGLE AND MARRIED STUDENTS.

The county recognizes the need for housing students from Cal Poly and Cuesta College. Cuesta College is not a residential campus and Cal Poly is without sufficient on-campus housing to supply the need of students who would live on campus. There is also no provision for married students on campus. Additional facilities are needed, and alternative forms of housing should be explored. Mobile home developments or recreational vehicle spaces may be considered because their lower initial capital requirements (much less than for apartments or dormitories) would enable spaces to be provided at a reasonable price and would not tie up property with a permanent land use.

Second units in single family neighborhoods

C4: THE COUNTY WILL ASSESS THE POTENTIAL EFFECTS OF AMENDING THE LAND USE ELEMENT/LAND USE ORDINANCE TO ALLOW A SECOND UNIT ON EXISTING SINGLE FAMILY LOTS.

Some neighborhoods would not be harmed in any way if people were allowed to add a second residence to their property for use by such groups as senior citizens. Because the average population per household has gone down to 2.50 from 2.99 in 1970, the existing population density in certain neighborhoods is lower than anticipated. The proposed study should clearly identify the circumstances under which additional units could be permitted and the user groups that would benefit. An assessment should also be made of impacts on schools, traffic and neighborhood character.

OBJECTIVE D: To encourage and promote, to the degree feasible and practical, the preservation and rehabilitation of the existing housing supply.

Because new construction increases housing supplies by only three to four percent annually, special efforts are needed to assure that existing housing remains in good condition. Housing for lower and fixed-income individuals is often most in danger of becoming uninhabitable. Although most aid programs are aimed at low- and moderate-income housing, the entire community would benefit from maintaining neighborhoods in sound condition.

Continued maintenance of a home is the least costly way of assuring a long building life. Even the lowest income family can accomplish much

useful maintenance if they are aware of the techniques. Minor rehabilitation such as roofing repair, complete painting or glass replacement may create financial hardships, but such efforts are necessary to stop rapid deterioration of a structure. More extensive rehabilitation (such as structural work, insulating or plumbing replacement) is even more expensive, but still costs less than replacing the house.

POLICY FOR MAINTAINING EXISTING HOUSING

Incentives for Improvement. Incentives and assistance should be provided by the appropriate agency or private group to support upgrading rental units and homes to building code standards.

PROGRAMS FOR MAINTAINING EXISTING HOUSING

Consumer Education

Educating people about the range of options and techniques available for maintaining and upgrading their homes is an important means of supporting maximum use of existing housing. Program A3 addresses this issue.

Conversion of Housing to Other Uses

D1: THE COUNTY WILL DISCOURAGE CONVERSION OF RESIDENTIAL AREAS TO NON-RESIDENTIAL USES.

When a housing unit is changed to some non-residential use its effect on the housing situation is the same as if the building was demolished. The county will review all proposed Land Use Element amendments that involve expansion of Office & Professional or Commercial land use categories into established residential areas to avoid undesirable conversion of valuable low- and moderate-income housing units to non-residential use.

Grants and low-interest loans for housing maintenance

D2: THE COUNTY WILL ENCOURAGE THE HOUSING AUTHORITY, OTHER LOCAL AGENCIES AND NONPROFIT GROUPS TO APPLY FOR HOUSING MAINTENANCE AND REHABILITATION GRANTS.

Grants and low interest loans are available for self- help rehabilitation of residences in most areas of the county. A program is currently funded by Farmers Home Administration and administered by People's Self-Help Housing Corporation.

Housing advisory service

D3: THE COUNTY WILL SUPPORT ESTABLISHMENT OF A HOUSING ADVISORY AND INFORMATION SERVICE IN CONJUNCTION WITH ONE OF THE PUBLIC SERVICE OR NONPROFIT GROUPS IN THE COUNTY.

This service could consist of one person acting as an information source for people with housing-related questions. Besides providing information on the most effective sources of assistance, the service should have a person who understands how to counsel people on their housing needs.

The housing advisory service should help bring together those with special housing maintenance needs (such as the elderly and the handicapped) and various service groups willing to participate in projects lasting one or two weekends. Real estate groups, fraternal organizations and other groups have often donated time and materials to paint a deteriorating home. The effectiveness of such community action should not be underestimated.

Relocation of displaced families

D4: WHEREVER POSSIBLE THE COUNTY WILL AVOID CAPITAL IMPROVEMENT PROJECTS THAT ELIMINATE DWELLINGS AND REQUIRE RELOCATING RESIDENTS.

D5: IN COUNTY PROJECTS THAT MAKE RESIDENTIAL DISPLACEMENT UNAVOIDABLE, THE COUNTY WILL OFFER RELOCATION SERVICES BEFORE DISPLACEMENT OF RESIDENTS.

D6: IN CASES WHERE RESIDENTIAL RELOCATION IS CAUSED BY BUILDING CODE ENFORCEMENT, THE COUNTY WILL OFFER, THROUGH THE HOUSING AUTHORITY OR OTHER RESPONSIBLE AGENCY, RELOCATION COUNSELING.

Tax abatement on substandard rental housing

D7: WHERE COMPLAINTS ARE RECEIVED ON THE CONDITION OF RENTALS, THE COUNTY WILL INSPECT THE UNITS AND, IF SIGNIFICANT OR PERSISTENT VIOLATIONS EXIST, WILL BEGIN TAX ABATEMENT PROCEDURES IN A TIMELY MANNER PURSUANT TO STATE REVENUE AND TAX CODE SECTIONS 17299 AND 24436.5.

This procedure allows a property owner reasonable time to correct code violations or lose all state tax credits for taxes, depreciation, amortization or interest.

OBJECTIVE E: To promote optimum use of residential land near employment, shopping, transportation, social services and other public services.

The location of housing in the county is almost as important as the availability of housing. Many residents cannot afford to drive long distances to work or services. Even those who are physically and economically able to drive long distances should be able to live near their work if they choose. The availability of jobs and services should be considered in locating new housing and consideration should be given to the availability of housing when reviewing proposals for new facilities by major employers.

HOUSING LOCATION POLICIES

1. Development should be encouraged in new and existing subdivisions within the village and urban areas designated in the Land Use Element and contiguous extensions of these areas rather than scattered rural residential development. (This is not intended to discourage development of existing lots in rural areas as homesites.)
2. Capital improvement program priorities should be reviewed in relationship to adequate services for new housing.
3. General plan amendments and land use regulations should provide for greater densities near employment and public service areas.
4. Current community resources should be inventoried and the county should strive to ensure adequate supplies of water, wastewater treatment and other services exist or are specifically scheduled to meet housing needs.
5. Major generators of housing need (such as Cal Poly and large employers) must accept responsibility for the needs they create and actively participate in providing housing. In turn, each community near such housing need generators must allow for additional housing.

HOUSING LOCATION PROGRAMS

Mixed uses on government and commercial property

E1: HOUSING ABOVE THE FIRST FLOOR OF GOVERNMENT AND COMMERCIAL BUILDINGS WILL BE ENCOURAGED IN CITIES AND UNINCORPORATED

COMMUNITIES THROUGH PUBLIC INFORMATION PROGRAMS AND CONTINUING
REFINEMENT OF LAND USE REGULATIONS.

The elderly in particular would benefit from such a program because of the nearness to services offered in most downtown areas. With proper design, such housing should be compatible with most government uses including offices, schools and parking. Reduced parking requirements should reflect the reduced automobile needs of tenants in town and the fact that off-hour parking is underused in downtown areas.

Reduction of urban sprawl

- E2: THE COUNTY WILL USE LAND USE PLANNING, ZONING, LIMITED DENSITY TRANSFER AND PLANNED DEVELOPMENT INCENTIVES TO ENCOURAGE IN-FILL AND INCREASED DENSITIES IN EXISTING URBAN RESIDENTIAL DISTRICTS AND WILL AVOID CREATING ADDITIONAL SUBURBAN AND RURAL RESIDENTIAL AREAS OUTSIDE OF URBAN AND VILLAGE RESERVE LINES.
- E3: IF THE AVAILABLE SUPPLY OF VACANT SINGLE-FAMILY OR MULTIPLE-FAMILY LAND FALLS BELOW 20 PERCENT OF THE COMMUNITY'S TOTAL SUPPLY OF EITHER LAND USE CATEGORY, THE COUNTY WILL CONSIDER AMENDING THE LAND USE ELEMENT TO INCREASE AVAILABLE LAND FOR THE RESPECTIVE USE.

Density transfer is used to keep the total number of homes in a development at the same level while placing them on smaller lots to allow construction cost savings as well as providing open space. Infill building is using existing serviced lots before developing property on the fringes of the community. The use of smaller lots for single-family homes can reduce the cost of housing in several ways. Smaller size could provide larger numbers of parcels and allow developers to divide land costs among more homeowners. Smaller lots also create savings on roads, water lines and other improvements needed to serve the homes, even if the total number of sites is no greater than with larger lots.

A general increase in the density of communities will reduce pressures to subdivide and build in rural areas. That change will help keep housing more affordable in the communities where people will not have to travel so far for employment and services, and will help keep down the cost of government services.

Resource management system

- E4: THE RESOURCE MANAGEMENT SYSTEM OF THE LAND USE ELEMENT WILL ALLOW THE BOARD OF SUPERVISORS TO BE NOTIFIED AS COMMUNITIES

APPROACH LIMITS OF VARIOUS RESOURCES. ANY ACTION THE BOARD TAKES BASED ON THIS INFORMATION WILL INCLUDE CONSIDERATION OF IMPACTS ON HOUSING AVAILABILITY AND COST.

Because building moratoriums have such a negative impact on community housing and the county economy, they should be avoided. Since almost all moratoriums are caused by shortages of some essential resource, the county must systematically project needs and predict when shortages will occur. Resources may include water, sewage, schools or any other localized service essential for the community.

E5: THE COUNTY WILL REVIEW SURPLUS PUBLIC LANDS AT THE TIME OF SURPLUSING AND OTHER SOURCES OF LAND FOR THE FEASIBILITY OF PROVISION OF AFFORDABLE HOUSING.

Some surplus government property could be used as sites for affordable housing if acquired inexpensively. Other possibilities include using grant funding or the proceeds from surplus land sales to create "land banking", "land write down", or other appropriate programs.

Efficient Land Use Patterns and Development Timing

E6: THE COUNTY MAY REQUIRE PREPARATION OF A SPECIFIC PLAN OR OTHER DETAILED NEIGHBORHOOD PLAN TO SHOW FUTURE STREET, LOT AND DRAINAGE SYSTEM LAYOUTS, PRIOR TO APPROVAL OF A PROPOSED SUBDIVISION IN THE RESIDENTIAL SINGLE-FAMILY LAND USE CATEGORY THAT WOULD RESULT IN LARGE LOTS INTENDED FOR FURTHER DIVISION WHEN REQUIRED COMMUNITY SERVICES BECOME AVAILABLE.

E7: THE COUNTY WILL OVERSEE PREPARATION OF NEIGHBORHOOD PLANS FOR MAJOR UNINCORPORATED SINGLE-FAMILY AND MULTIPLE-FAMILY RESIDENTIAL AREAS WITHIN URBAN AND VILLAGE RESERVE LINES TO INSURE THAT INTERIM LOW-DENSITY LAND DIVISIONS WILL NOT PREVENT LATER DEVELOPMENT AT THE FULL DENSITIES PLANNED IN THE LAND USE ELEMENT.

Because an adequate housing supply depends on residential development occurring where urban services can be most readily provided, it is important that areas planned for housing be developed at the full density in the Land Use Element. The LUE shows single family residential areas only where adequate roads and other community facilities can be provided, and those areas should be developed to their full potential. However, lower density development in advance of detailed neighborhood planning can result in houses and other improvements located where a future road or lot line should be, preventing later development to the planned density. Programs E6 and E7 will help assure proper attention to the future needs of a developing neighborhood by providing needed detailed planning.

IMPLEMENTATION OF THE COUNTY HOUSING PROGRAM

The programs of this general plan element reflect the intention of San Luis Obispo County to assist in relieving local housing problems. Carrying out these programs will require cooperation between county and city governments, various state and federal agencies, local groups, private business people, private industry and citizens throughout the county. While county government cannot require cooperation, it can encourage efforts to help solve existing problems and avoid creating new problems.

The county will prepare and adopt ordinances as indicated in the chapter on programs. The necessary steps will be taken to reorganize operations that unnecessarily increase housing problems. The county will also continue to monitor the housing situation and amend this element whenever needed. Formal review and update of the element will occur at least every five years.

The location of housing in the county is important for reducing housing problems. Elderly people need (and usually prefer) to be close to urban services. Younger people also need those services but also want to be closer to their jobs. Every effort will be made to ensure that each community is accessible to people who want to live there regardless of their social or economic condition. Some communities are limited in the number of residents their resources can supply; however, this should not be allowed to create a situation where lower income families cannot compete for housing in those communities.

STANDARDS FOR AFFORDABLE HOUSING LOCATION

Development standards contained in the Land Use Ordinance as well as Land Use Element planning area standards and land use designations (zoning) are the principal devices used to guide new development and influence its density, form and arrangement. To ensure the provision of adequate housing opportunities, a range of housing types, sizes and prices can be encouraged through site design standards contained in the Land Use Ordinance. The purpose of these standards is to support, through careful site evaluation and design, the establishment of land uses that are compatible with existing land uses and neighborhoods, the natural environment, and the economic viability of the county; and promote the health, safety and welfare of county residents.

In addition, since a particular emphasis of the Housing Element is to improve housing opportunities for low- and moderate-income households, criteria are necessary to consider in selecting sites for expanding their housing opportunities. The following criteria are based on general principles that assume an ideal state. Their application should not be so rigid as to preclude low- and moderate-income residential

development in an area that would suit the needs of a segment of this population. In evaluating the suitability of an individual site, every effort should be made to address those factors which make the site less than ideal. Finally, the expansion of housing opportunities for low- and moderate-income households cannot be assured without considering the accompanying trade-offs.

Criteria for Low- and Moderate-Income Housing Locations

The following criteria should be utilized in identifying suitable sites for new low- and moderate-income housing:

1. A site should be compatible with the area standards and land use designations contained in the Land Use Element. Adequate public facilities and services should be available to service the site.
2. A site should not be located where its residents would be subjected to high levels of environmental pollutants such as dust, smoke, odors or noise.
3. Natural hazards (e.g. soil instability, seismic faults) should be avoided, and important natural resources protected.
4. A site should not be located in an area already containing a high proportion of low- and moderate-income residents unless sufficient, comparable opportunities are being developed for housing low- and moderate-income families outside such areas.
5. A site should not be located in an area where the project will cause a predominance of low- and moderate-income residents in that area.
6. To further encourage the dispersion of lower income housing, a site should not be large; if possible, this housing should be dispersed throughout a project, with a limited proportion of the units in a multiple unit development designated for low- and moderate-income families.
7. A site should permit an orderly, aesthetically pleasing arrangement of units whose design should be in harmony with adjacent residential development.
8. A site should be located where substandard dwellings or other undesirable elements do not predominate or where possibilities of future deterioration are minimal.
9. Public transportation or alternative transportation means should be within reasonable walking distance of a site. Educational, health, recreational and commercial facilities, as well as employment opportunities providing a range of jobs for lower income workers, should also be accessible to adequate public transportation or alternative transportation means.

Criteria for Elderly Housing Locations

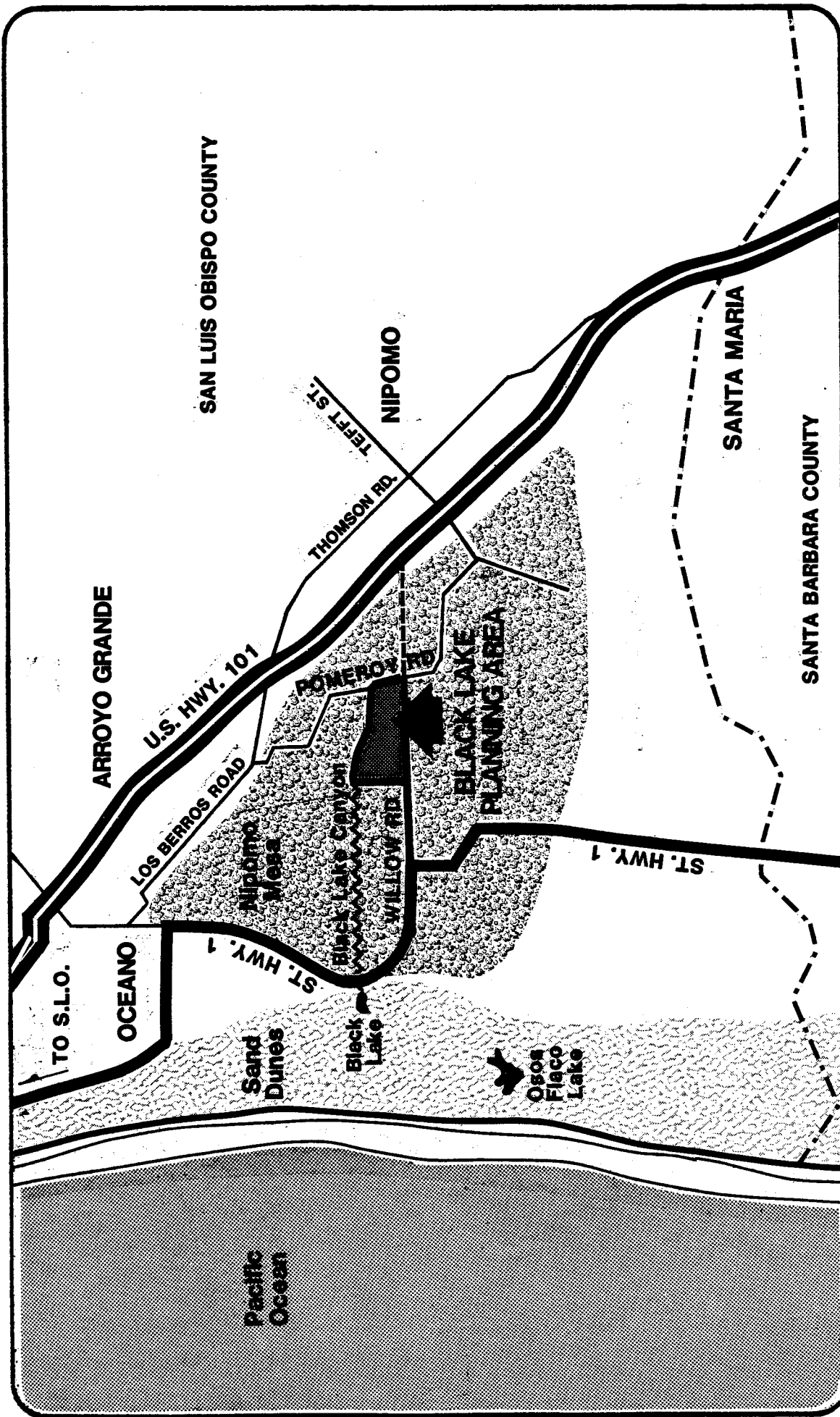
Although many of the criteria for low- and moderate-income housing apply to housing for the elderly, additional criteria are necessary to address the special needs of the elderly population. The following site criteria apply specifically to new elderly housing locations:

1. A site should be integrated into the community to facilitate voluntary contact with people of other age groups while allowing the opportunity for privacy and elderly-only contact when desired.
2. A site should be reasonably accessible to local commercial facilities (particularly grocery and drug stores, restaurants or cafeterias, and banks), human care and appropriate recreational facilities. The frequency of use should determine the reasonable distance of facilities.
3. A site and general area of the development should be relatively flat in order to ensure adequate mobility.
4. Central and individual dining facilities, public transit stops and laundry and medical facilities should ideally be provided on a site.
5. A site should not be located where residents would be subjected to such nuisance factors as excessive noise.
6. Physical barriers on and around housing sites, such as poor lighting and dangerous street crossings, should be avoided. However, measures to protect the elderly from these barriers should not result in isolating them from interaction with the surrounding environment.
7. Indoor and outdoor safety features such as ramps, railings, and easy-to-reach fixtures should be used throughout a development.
8. Special supportive services should be made available, i.e., homemaker service, shopping assistance, meal delivery, emergency and long-term medical care and inexpensive or emergency home repair services.
9. A location should provide opportunities for the elderly to maintain friendships or create new ones as well as pursue self-fulfilling activities.

FIGURES

Black Lake

SPECIFIC PLAN



FIGURE

1

LOCATION MAP

Black Lake SPECIFIC PLAN



Richmond
Floss
Montgomery



no scale

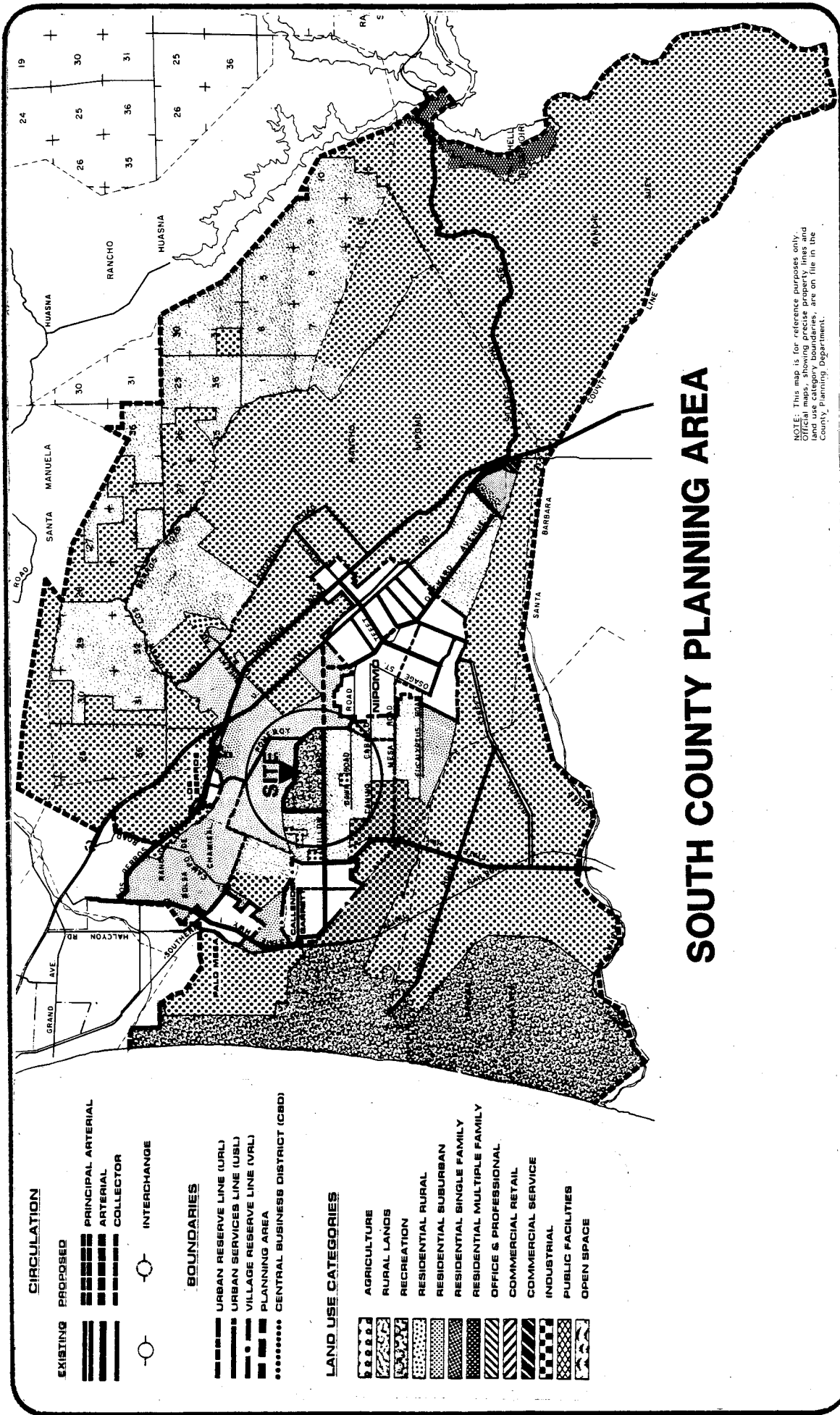


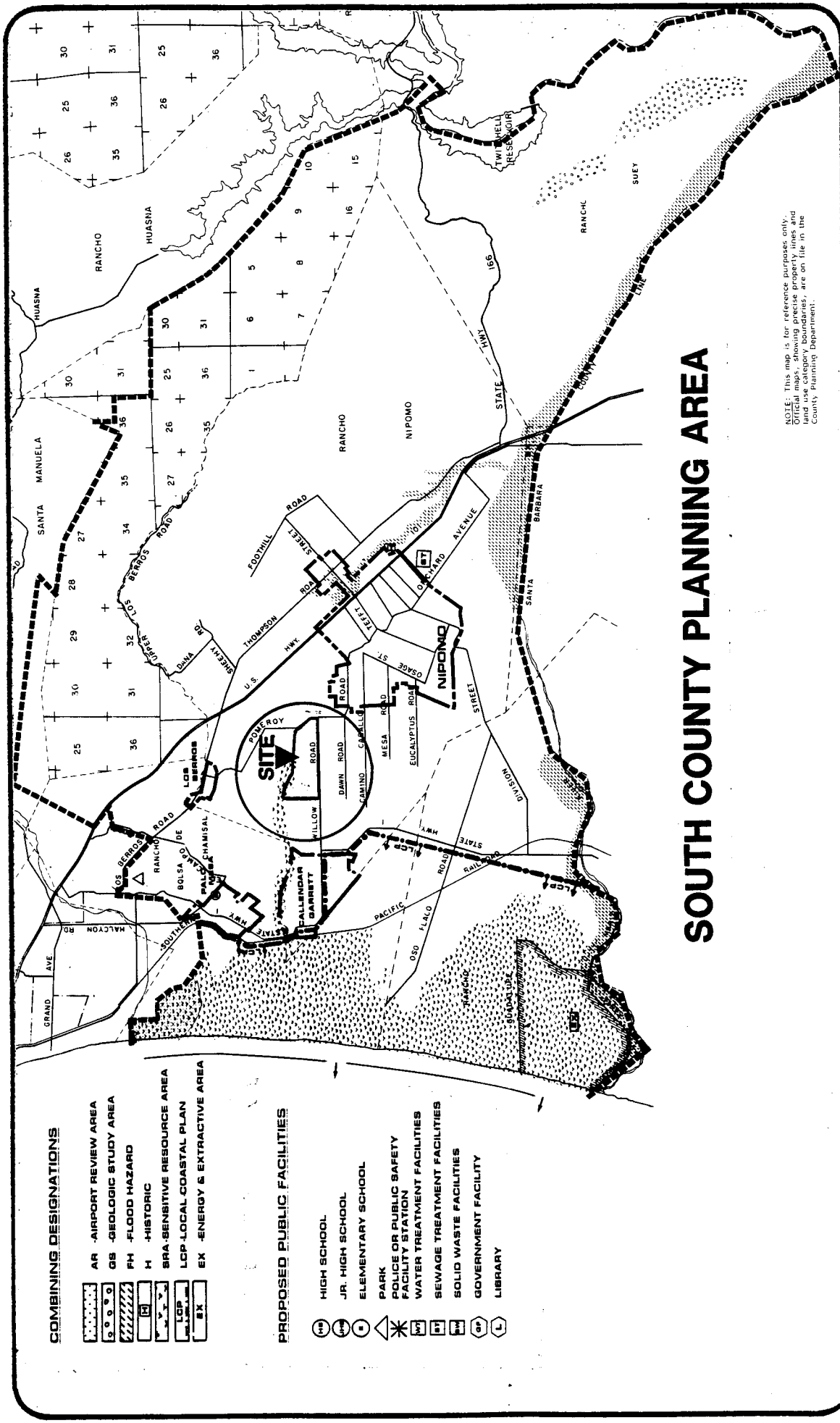
FIGURE
2

LAND USE ELEMENT
LAND USE CATEGORIES

Black Lake
SPECIFIC PLAN

Richmond Ross Montgomery

no scale



SOUTH COUNTY PLANNING AREA

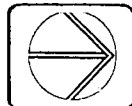
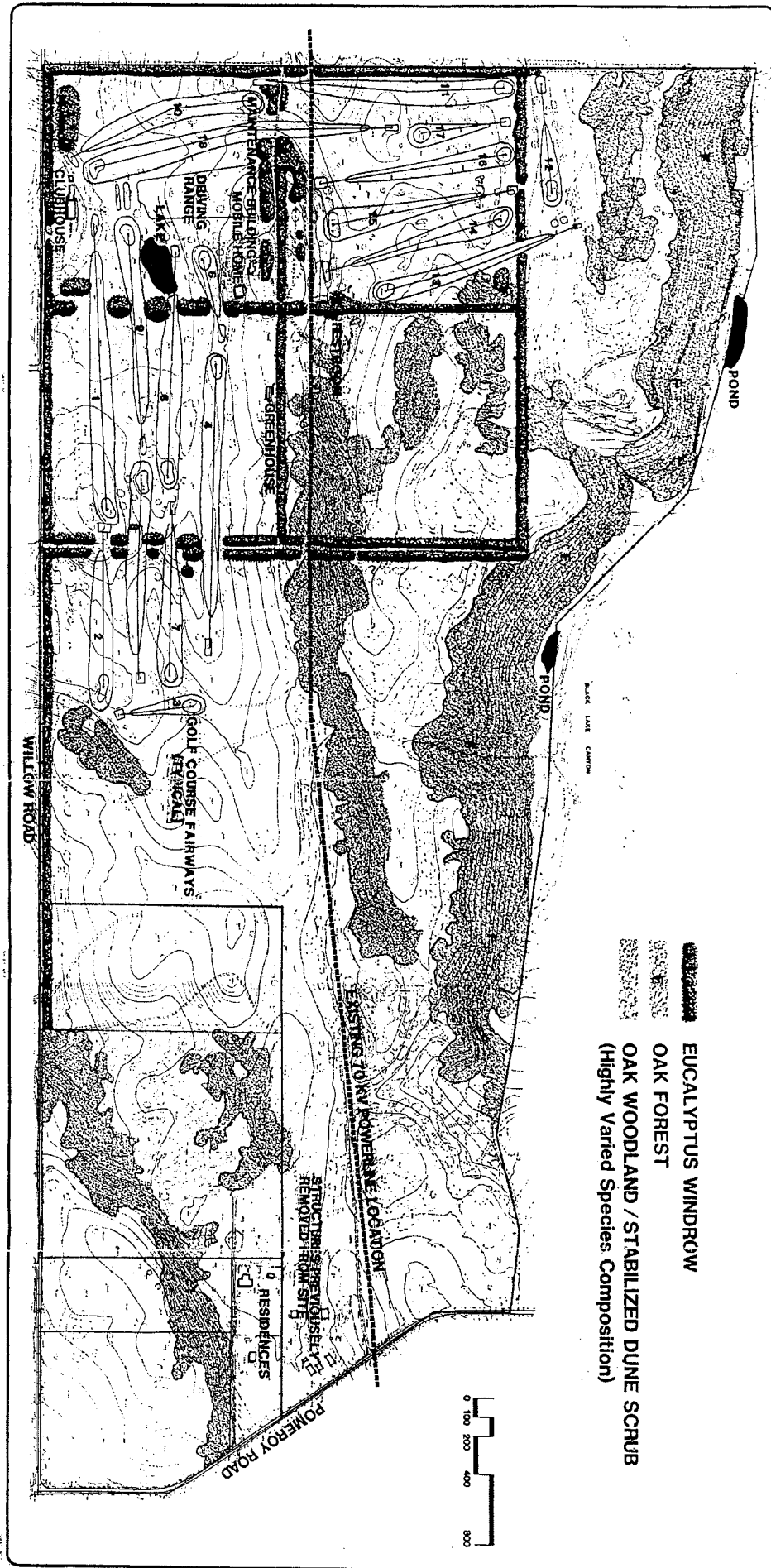
FIGURE
3

LAND USE ELEMENT COMBINING DESIGNATIONS

Black Lake
SPECIFIC PLAN

Richmond
Rossi
Montgomery

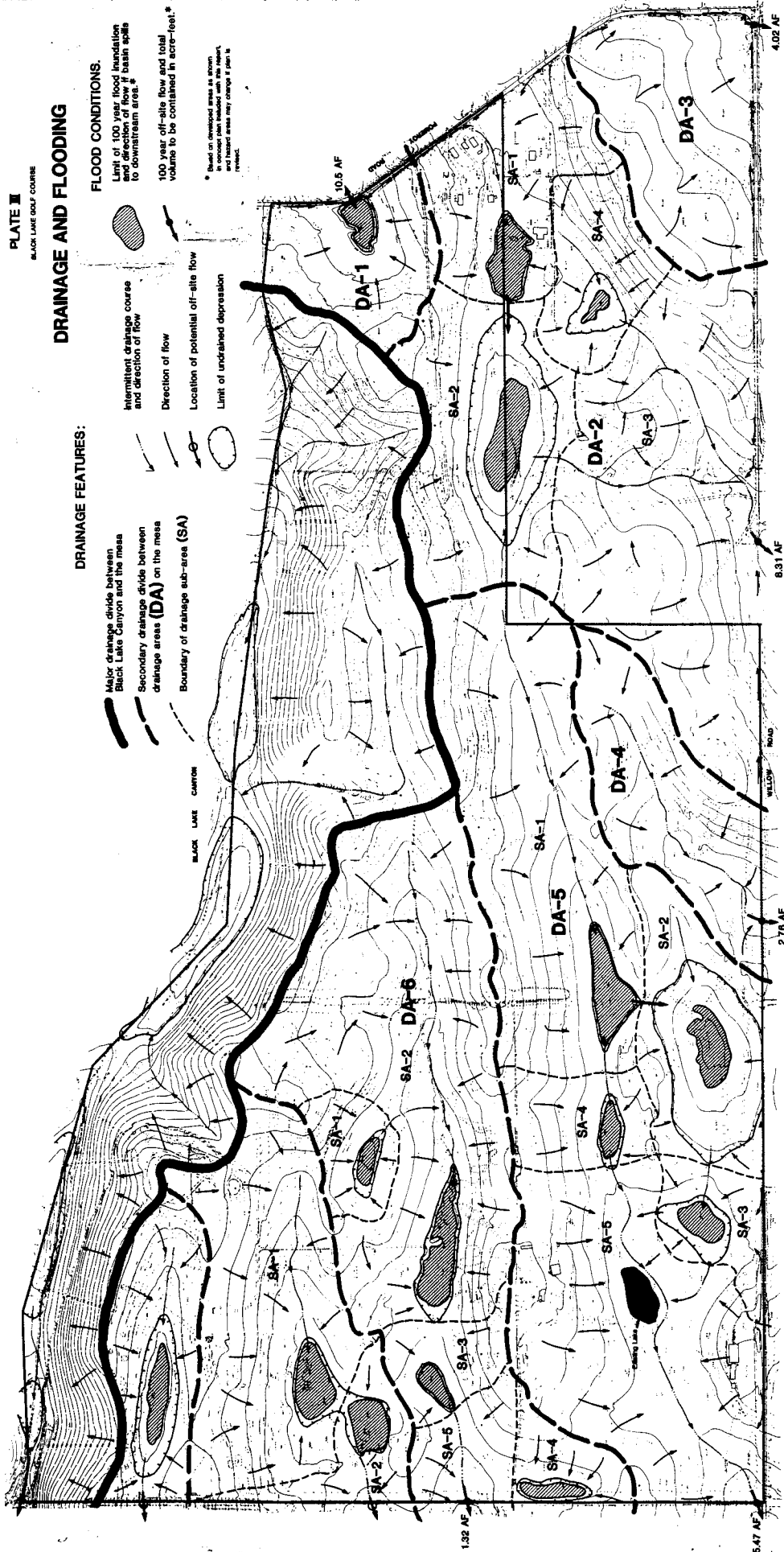
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Black Lake
SPECIFIC PLAN

**PLANNING AREA
FEATURES**

FIGURE
4



FIGURE

5

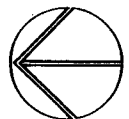
DRAINAGE MAP

THIS MAP AND INFORMATION WERE PREPARED BY ENVICOM AS A PART OF THE CONSTRAINT STUDY.

Black Lake SPECIFIC PLAN



Richmond
Rossi
Montgomery



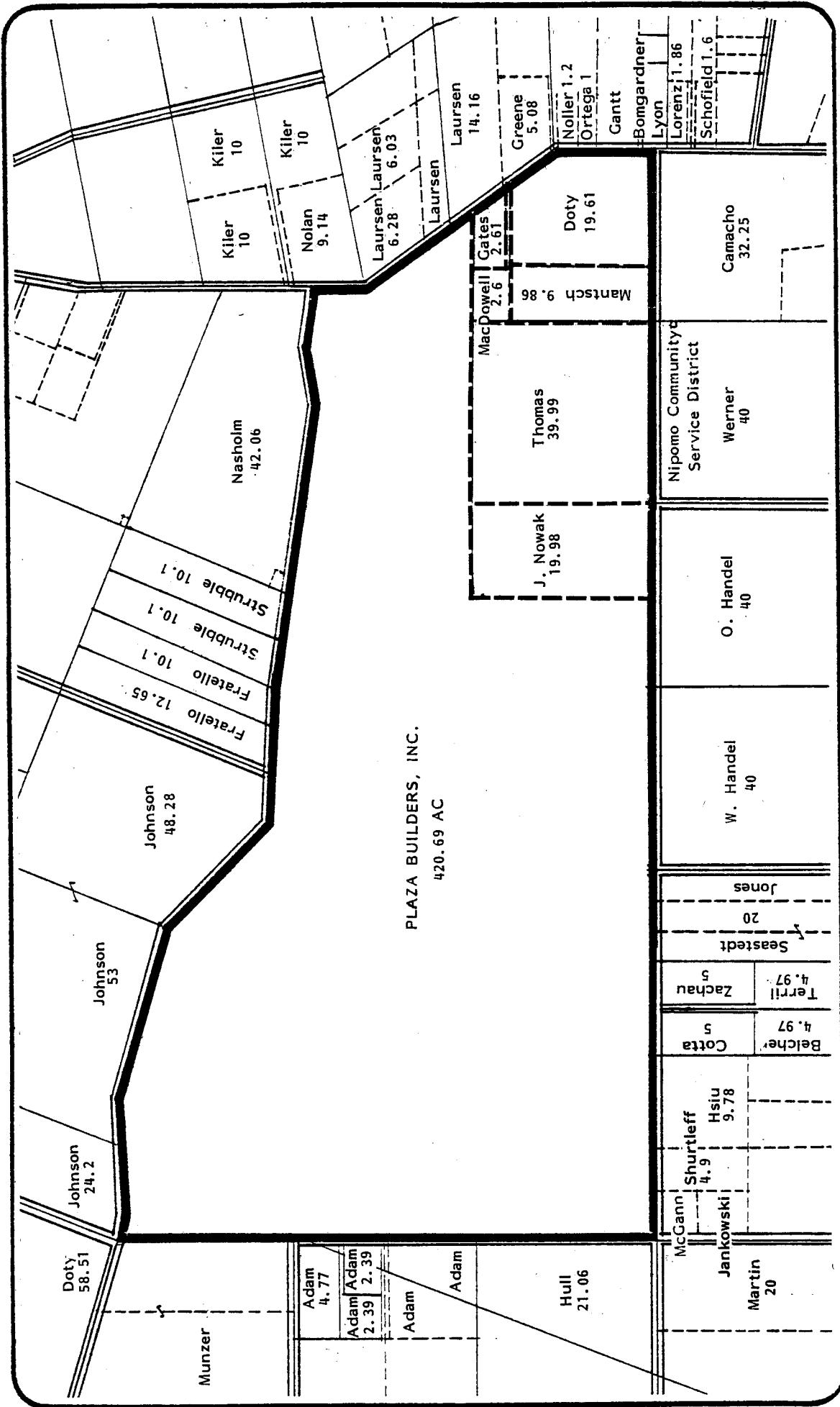


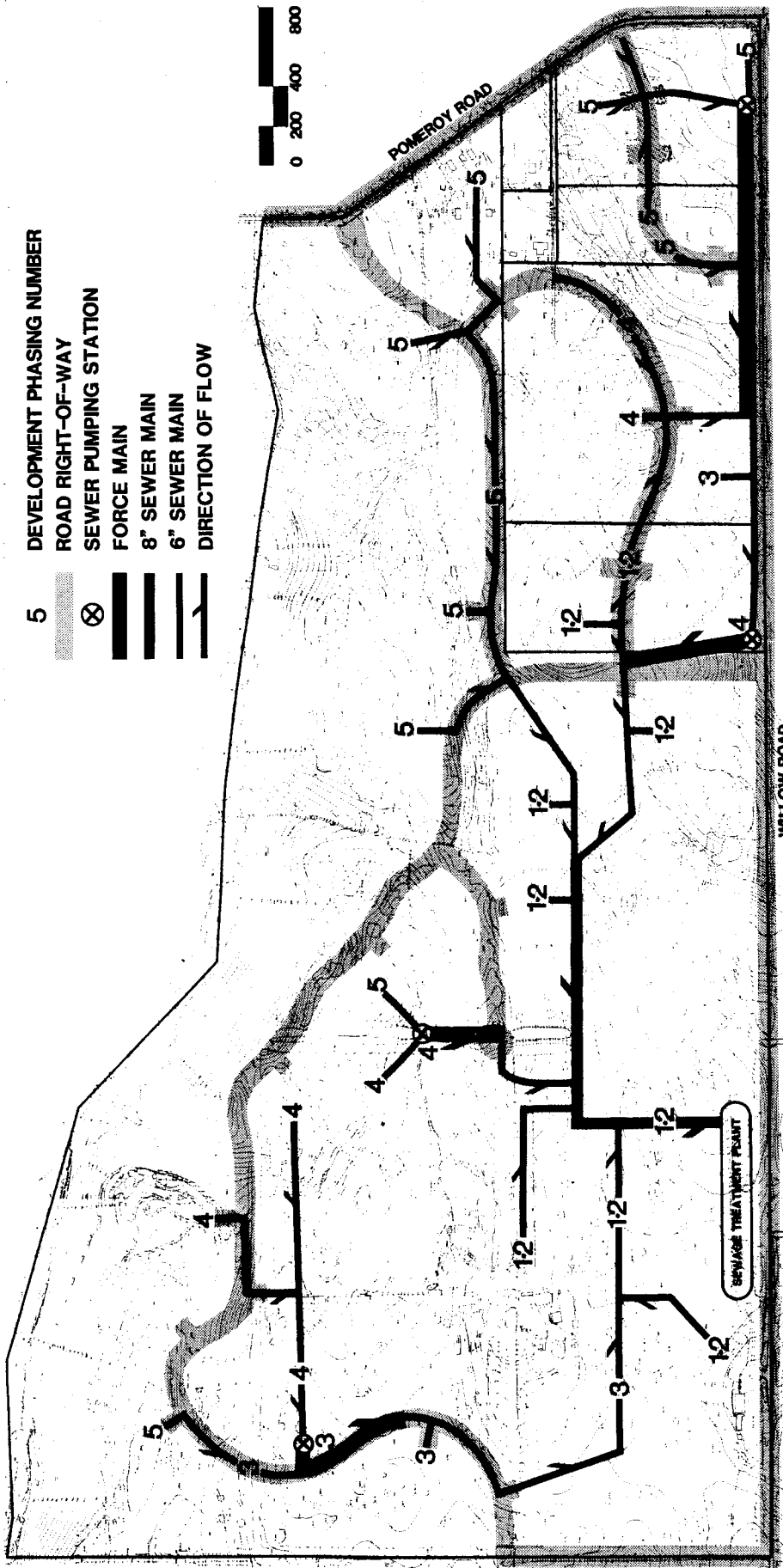
FIGURE
6

SPECIFIC PLAN AREA
OWNERSHIP
PROPERTY OWNER & ACREAGE
WITHIN 300' OF BLACK LAKE PLANNING AREA BOUNDARY

Black Lake
SPECIFIC PLAN

Richmond
Rossi
Montgomery

no scale



FIGURE

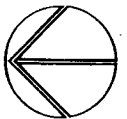
9

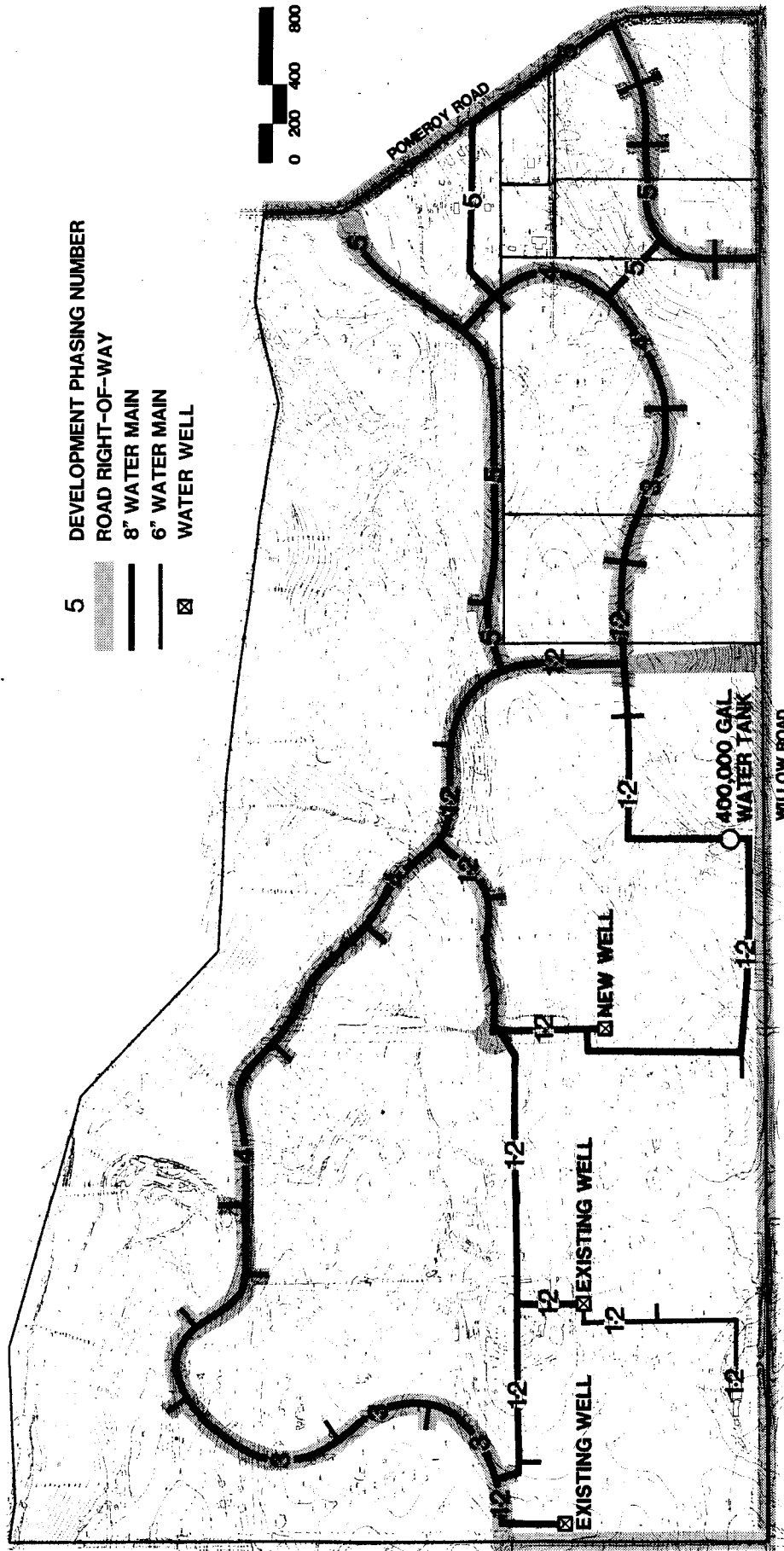
SCHEMATIC SEWER SYSTEM

Black Lake
SPECIFIC PLAN



Richmond
Ross
Montgomery





FIGURE

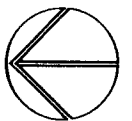
10

SCHEMATIC WATER SYSTEM

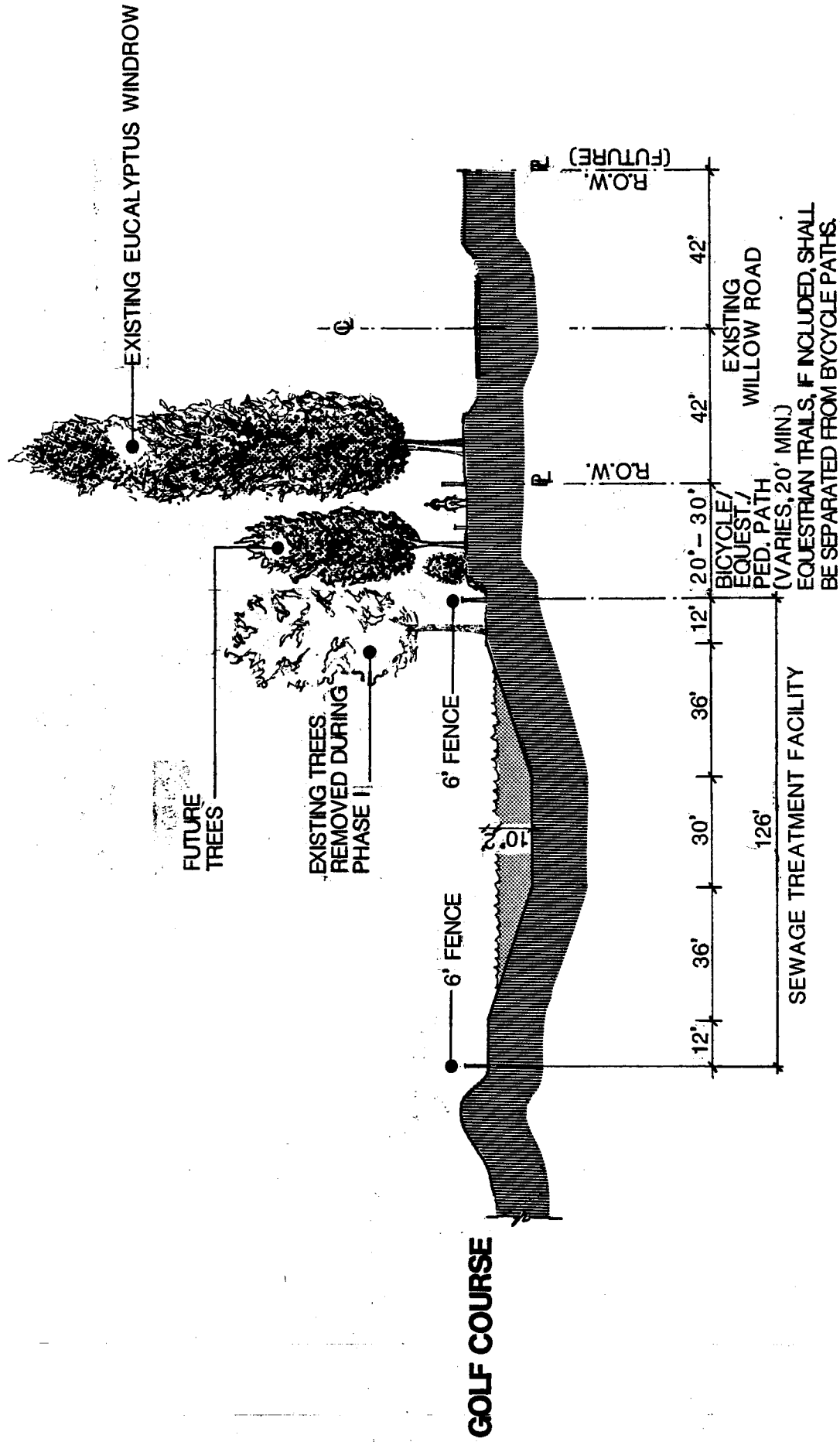
Black Lake
SPECIFIC PLAN



Richmond
Rossi
Montgomery



CONCEPTUAL DRAWING: MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY THE COUNTY ENGINEER



FIGURE

11

SEWAGE TREATMENT
FACILITY SCREENING

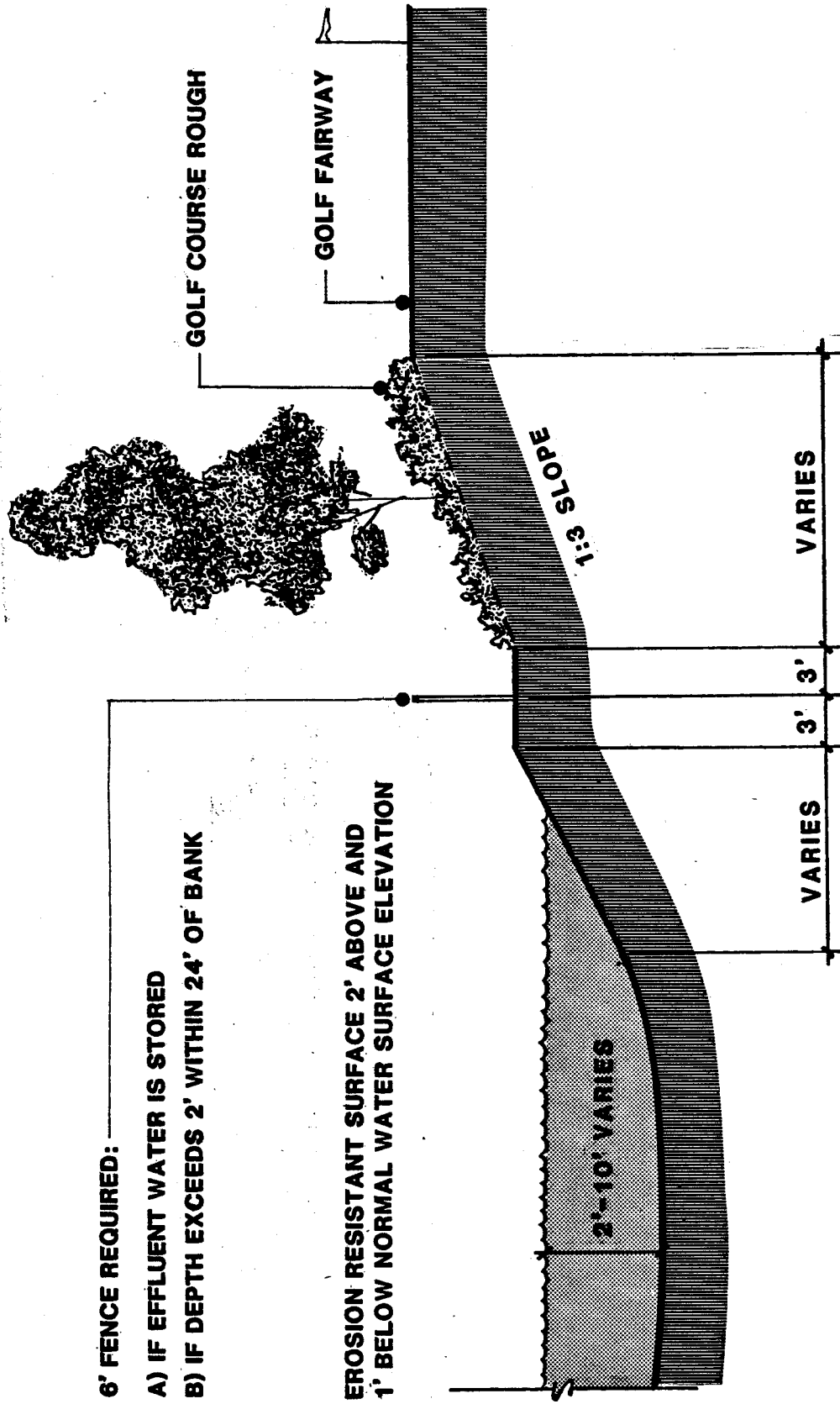
Black Lake
SPECIFIC PLAN



Richmond
Rossi
Montgomery

no scale

CONCEPTUAL DRAWING : MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY THE COUNTY ENGINEER



FIGURE

12

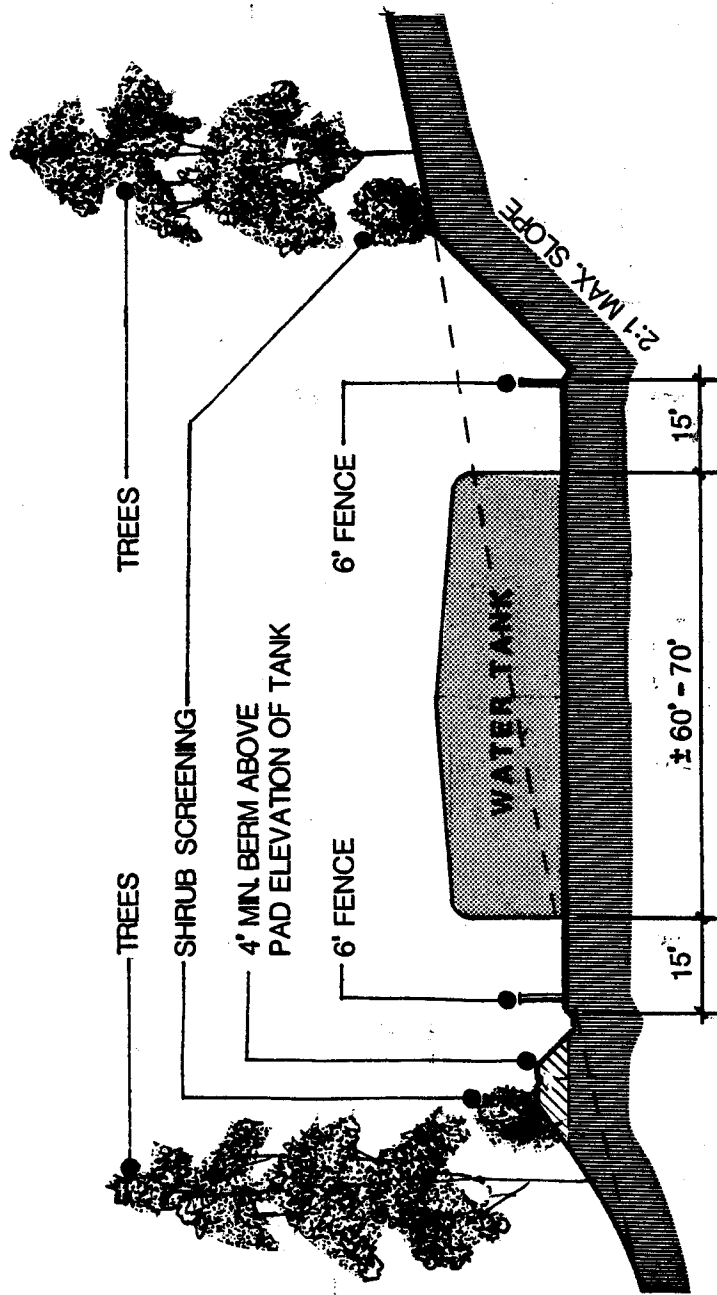
GOLF COURSE PONDS

Black Lake
SPECIFIC PLAN



no scale

CONCEPTUAL DRAWING : MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY THE COUNTY ENGINEER



FIGURE

13

WATER TANK SCREENING

Black Lake SPECIFIC PLAN



no scale

CONCEPTUAL DRAWING : MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY THE COUNTY ENGINEER

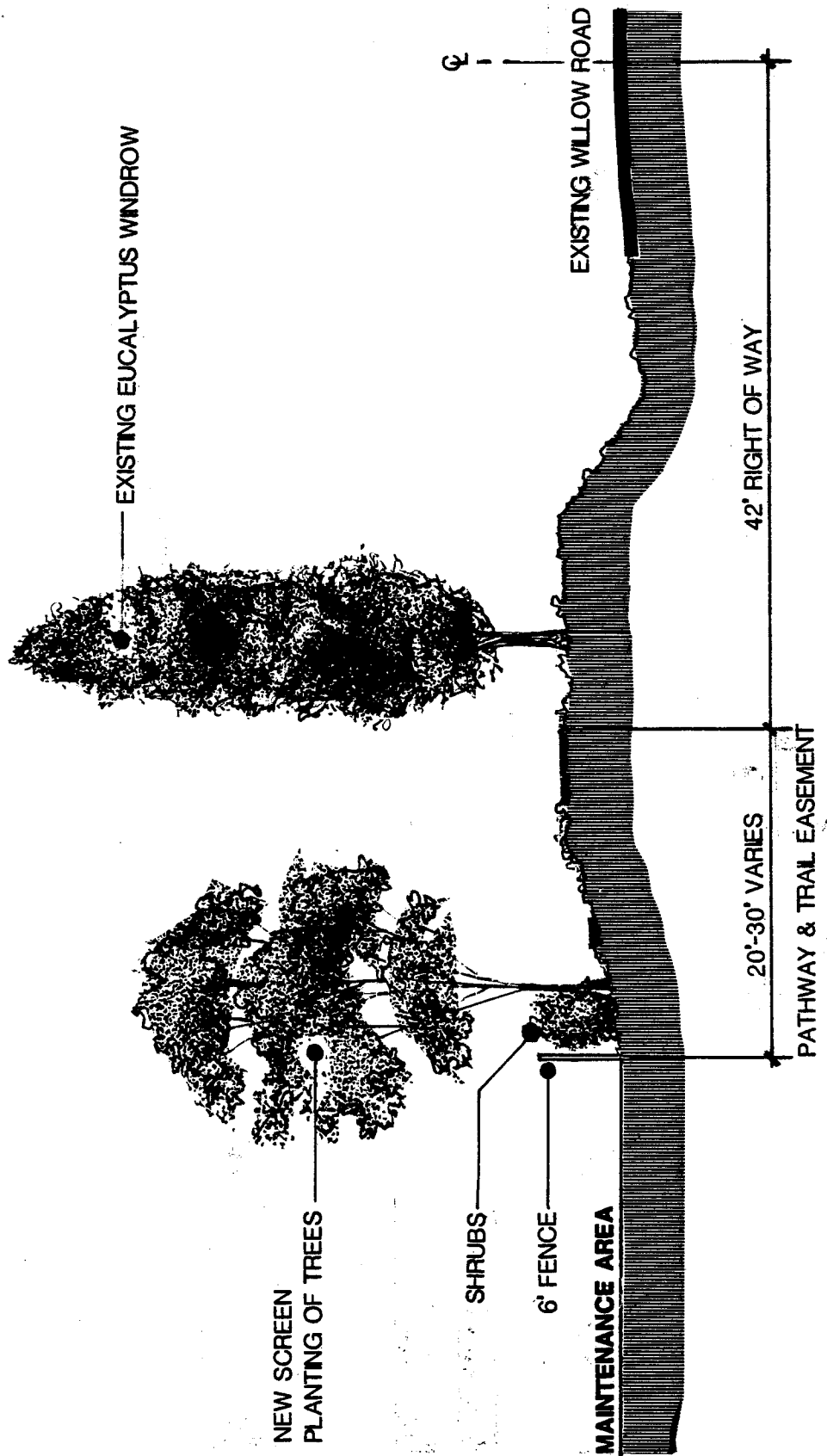



FIGURE
14

SCREENING OF MAIN- TENANCE FACILITY (at Willow Road)



Black Lake
SPECIFIC PLAN

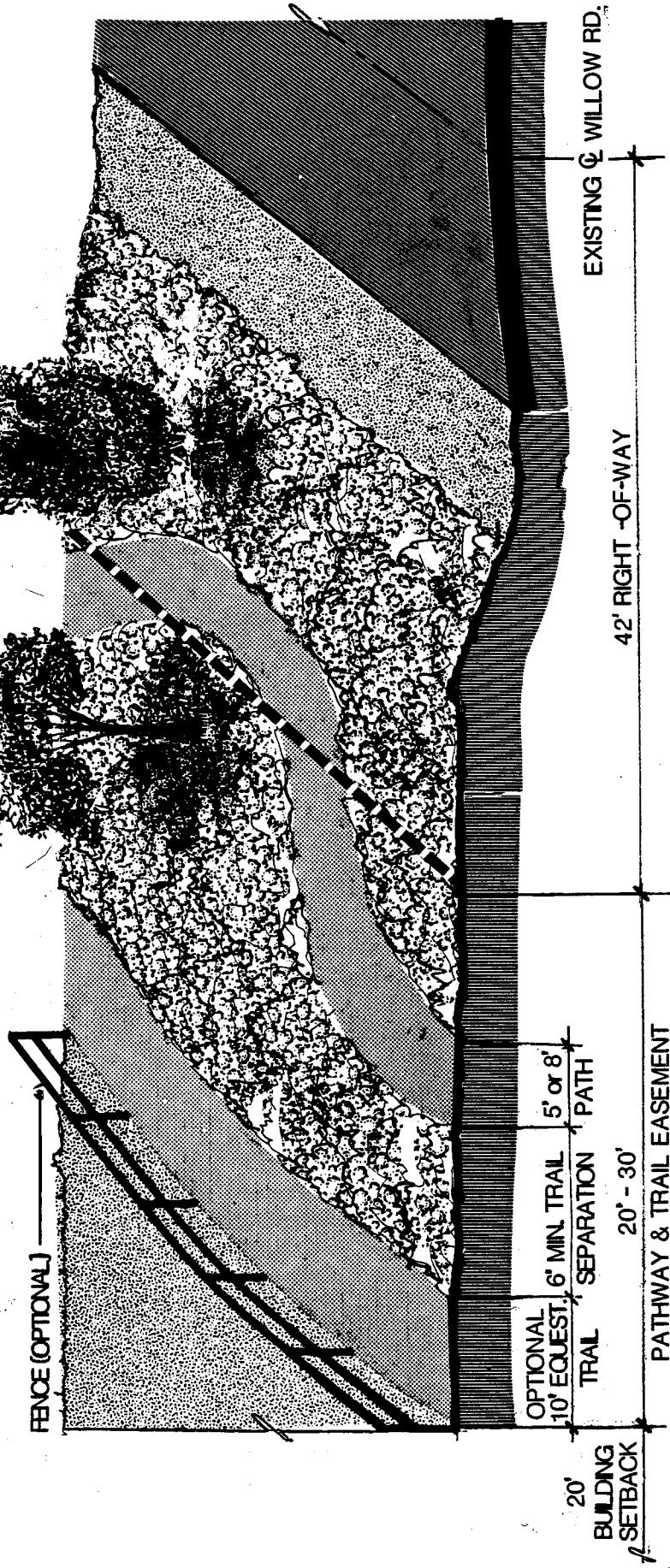


Richmond
Rossi
Montgomery

no scale

CONCEPTUAL DRAWING : MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY COUNTY ENGINEER

ALL IMPROVEMENTS WITHIN
R.O.W. MAINTAINED BY COUNTY
(EXCEPT PATHWAYS)



FIGURE

15

WILLOW ROAD
CORRIDOR
PATHWAYS

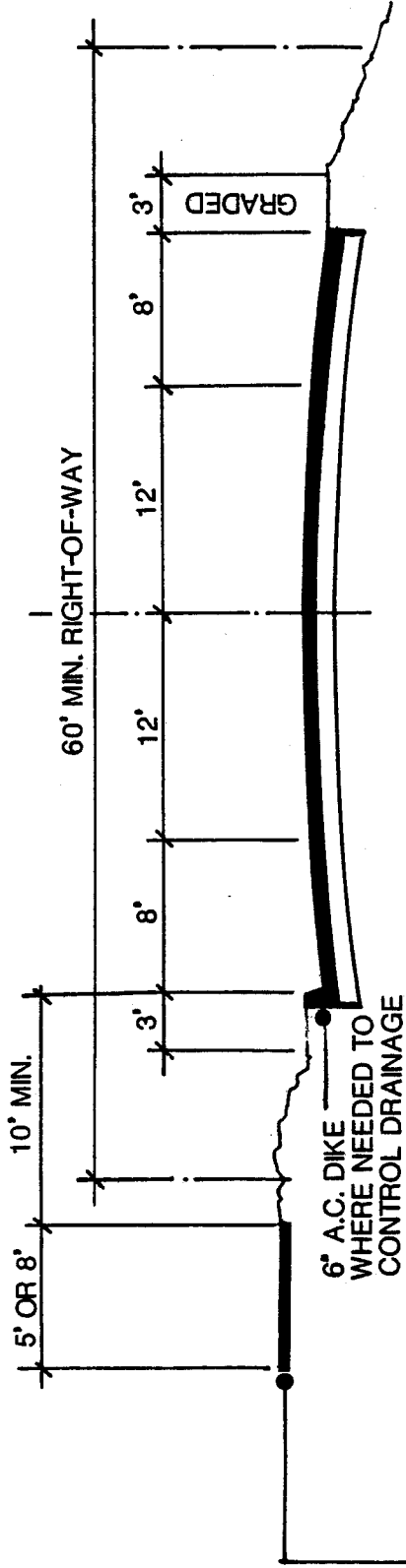
Black Lake
SPECIFIC PLAN



Richmond
Ross
Montgomery

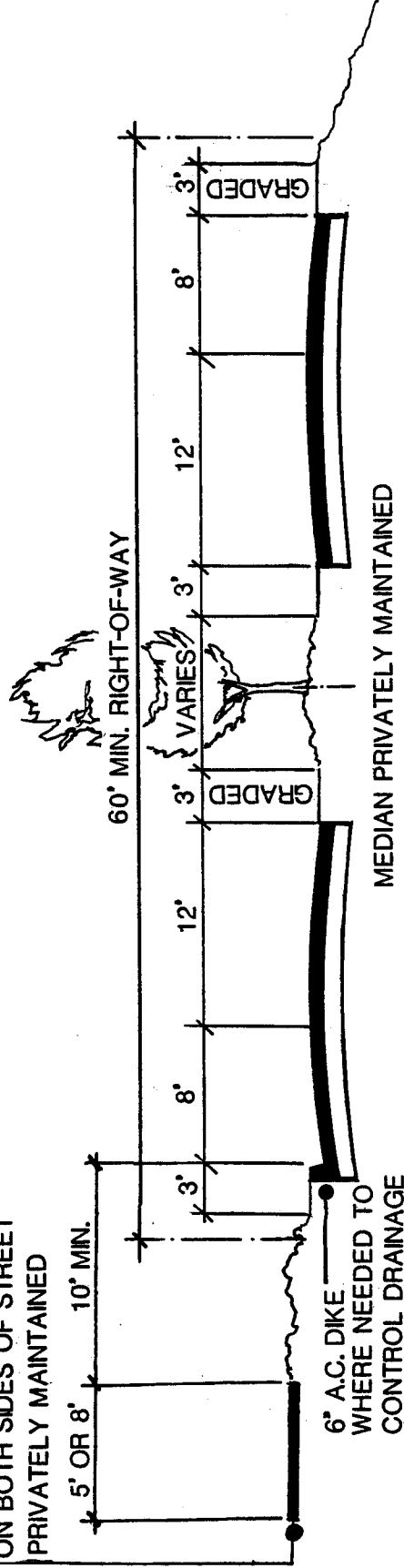
no scale

CONCEPTUAL DRAWING : MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY THE COUNTY ENGINEER



COMBINATION 8' WALK AND BIKE PATH OUTSIDE RIGHT-OF-WAY ON ONE SIDE OF STREET OR 5' ON BOTH SIDES OF STREET PRIVATELY MAINTAINED

UNDIVIDED - TYPICAL SECTION



DIVIDED - ALTERNATE DESIGN



Black Lake
SPECIFIC PLAN

Richmond
Rossi
Montgomery

FIGURE

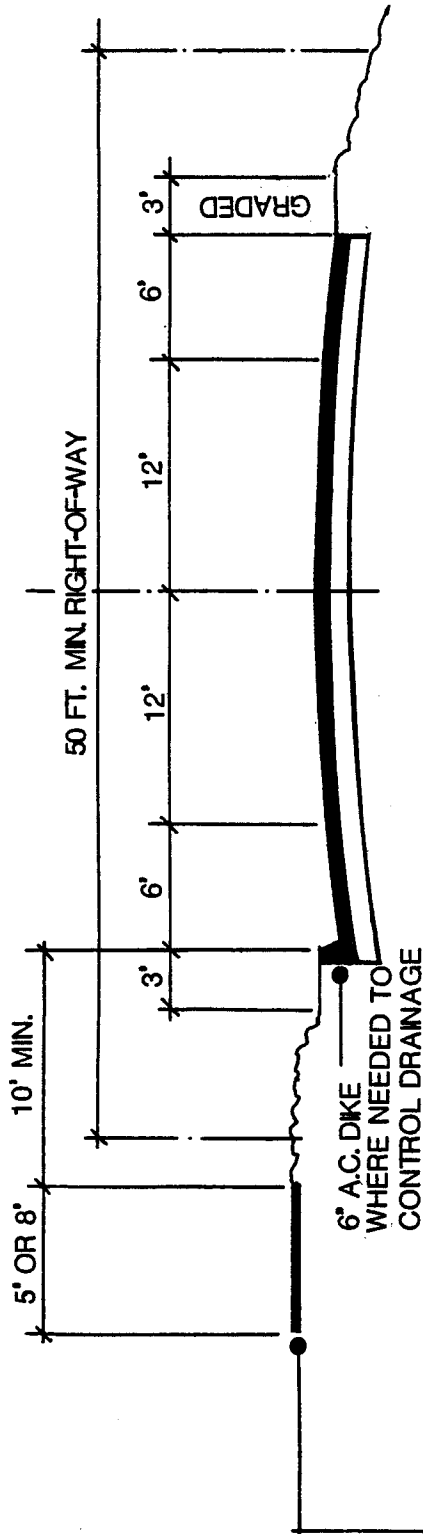
16

COLLECTOR STREET SECTIONS

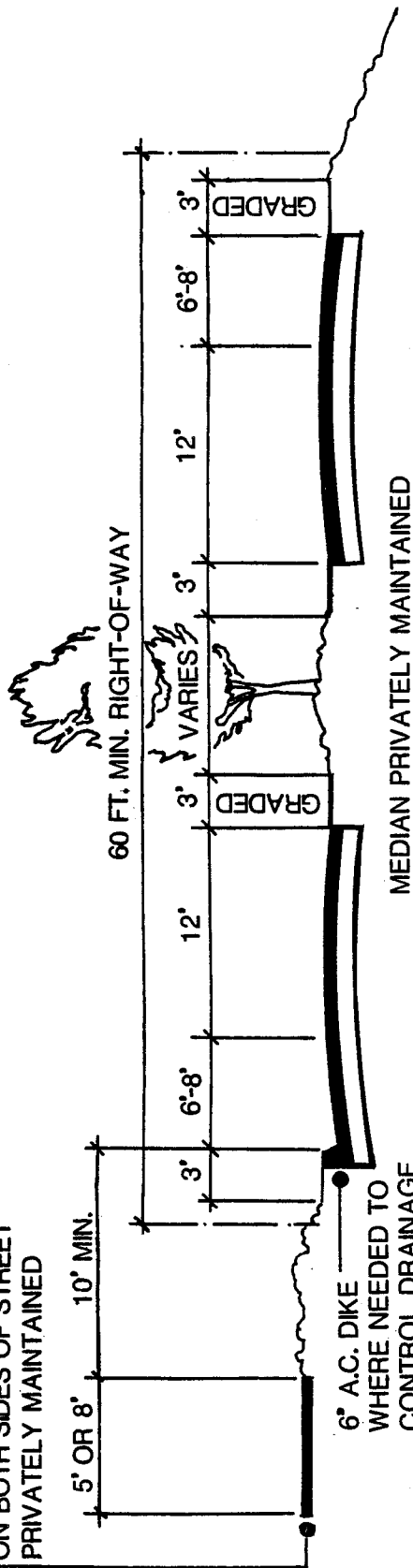
LOCATIONS: CANYON VIEW DRIVE,
MEADOWOOD PLACE & CLUBHOUSE LANE

no scale

CONCEPTUAL DRAWING: MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY THE COUNTY ENGINEER



UNDIVIDED - TYPICAL SECTION



DIVIDED - ALTERNATE DESIGN

FIGURE

17

LOCAL STREET SECTIONS
 LOCATIONS: SHAGBARK RD, REDBERRY RD, & ROADS W/IN DEVELOPMENT AREAS

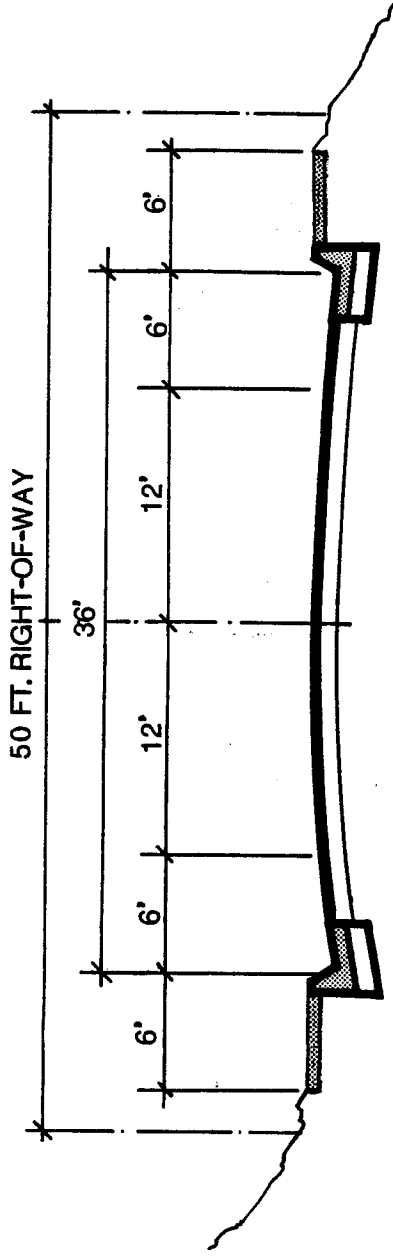
Black Lake
 SPECIFIC PLAN



Richmond
 Rossi
 Montgomery

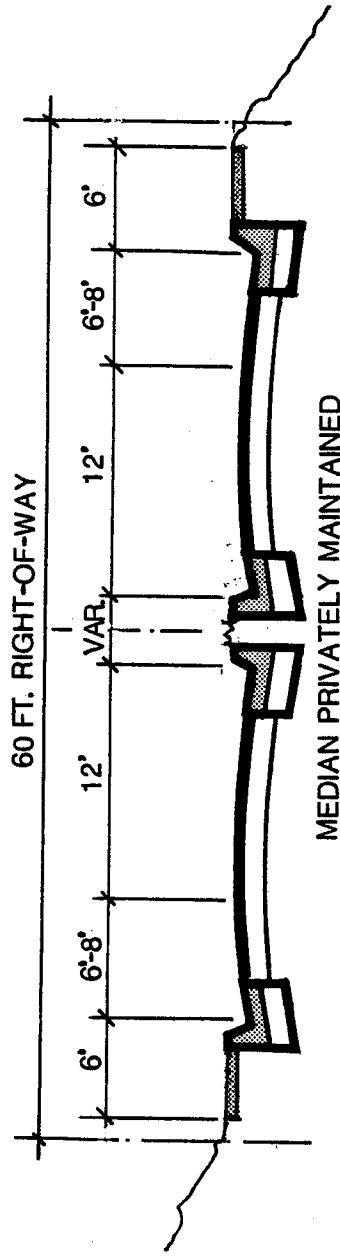
no scale

CONCEPTUAL DRAWING : MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY THE COUNTY ENGINEER



UNDIVIDED - TYPICAL SECTIONS

LOCATIONS: ROADS W/IN DEVELOPMENT AREAS



DIVIDED - ALTERNATE DESIGN

LOCATIONS: ROADS W/IN DEVELOPMENT AREAS



Richmond
Ross
Montgomery

Black Lake
SPECIFIC PLAN

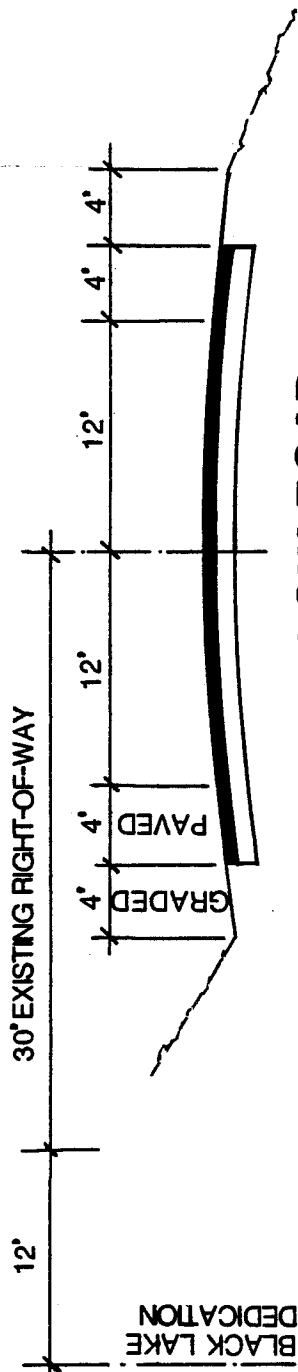
**LOCAL
STREET SECTIONS**
INTEGRAL CURBS & SIDEWALKS

FIGURE

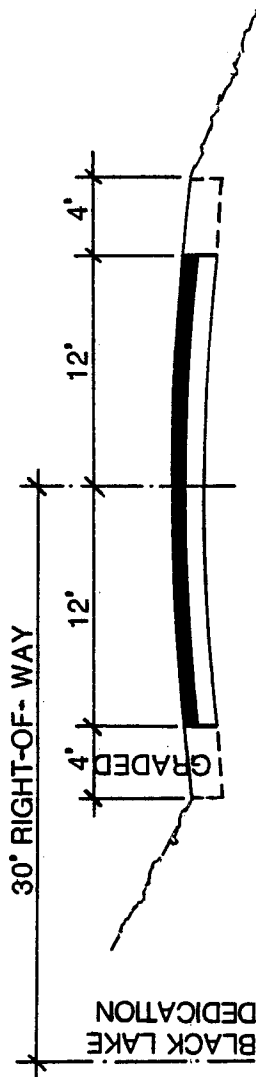
18

no scale

CONCEPTUAL DRAWING : MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY THE COUNTY ENGINEER



WILLOW ROAD
POMEROY ROAD



VIA CONCHA

USE A.C. DIKE WHERE NEEDED TO CONTROL DRAINAGE (TYP.)
SHOULDER PAVING MAY BE REQUIRED (TYP.)

FIGURE

19

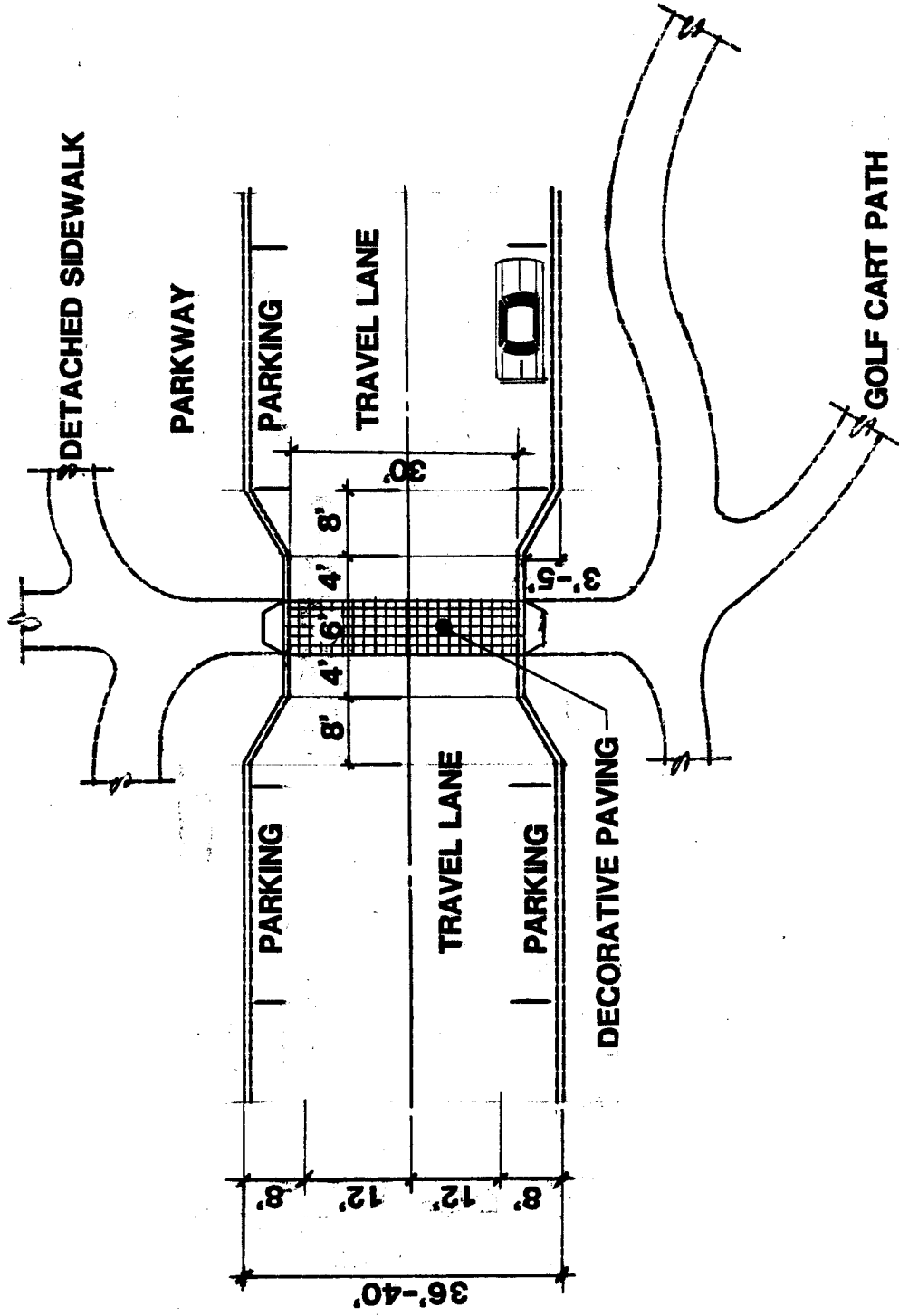
Black Lake
SPECIFIC PLAN



Richmond
Ross
Montgomery

no scale

CONCEPTUAL DRAWING : MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY THE COUNTY ENGINEER



FIGURE

20

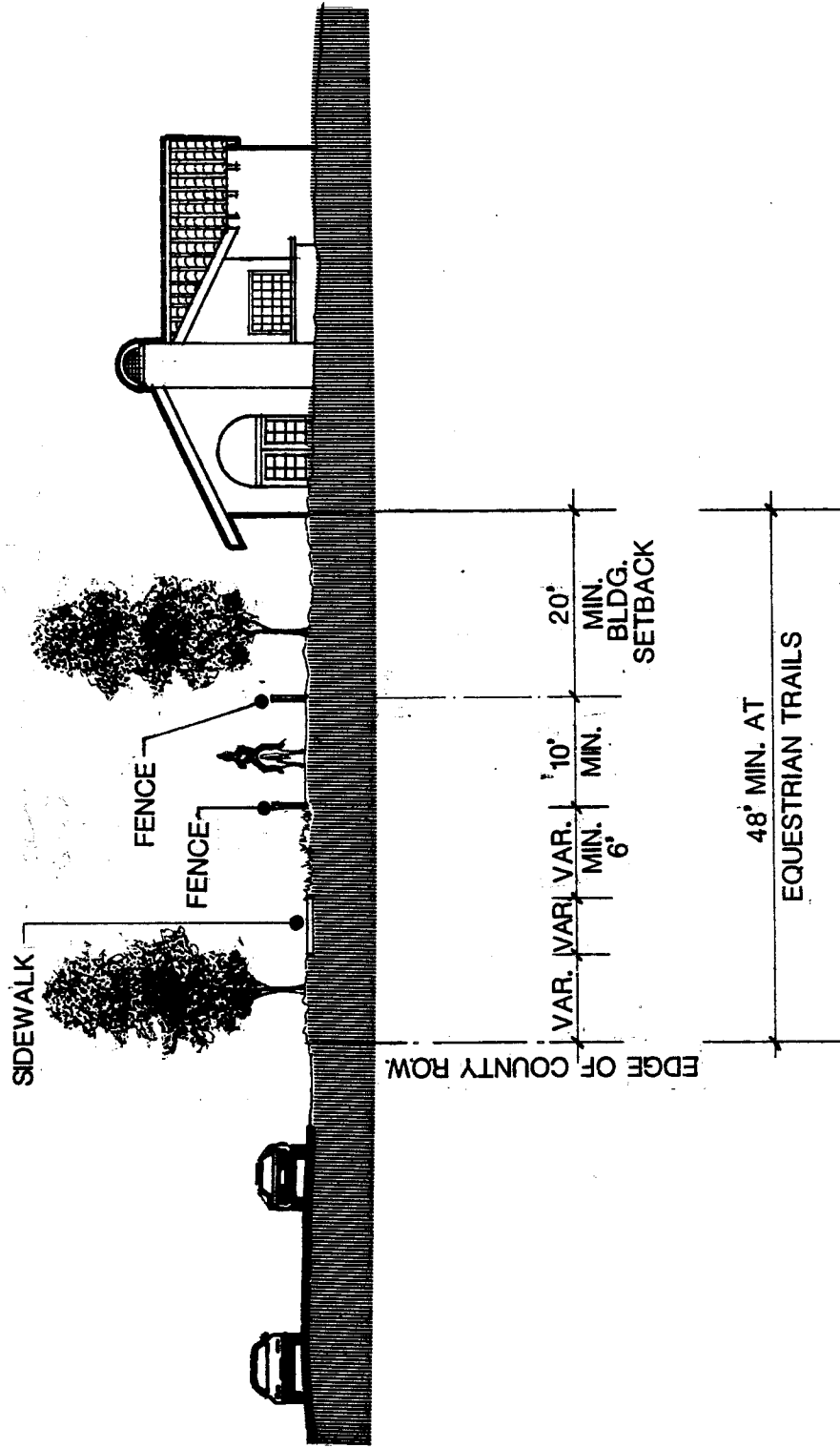
GOLF CART CROSSING
COLLECTOR STREET

Black Lake
SPECIFIC PLAN



no scale

CONCEPTUAL DRAWING : MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY THE COUNTY ENGINEER



FIGURE

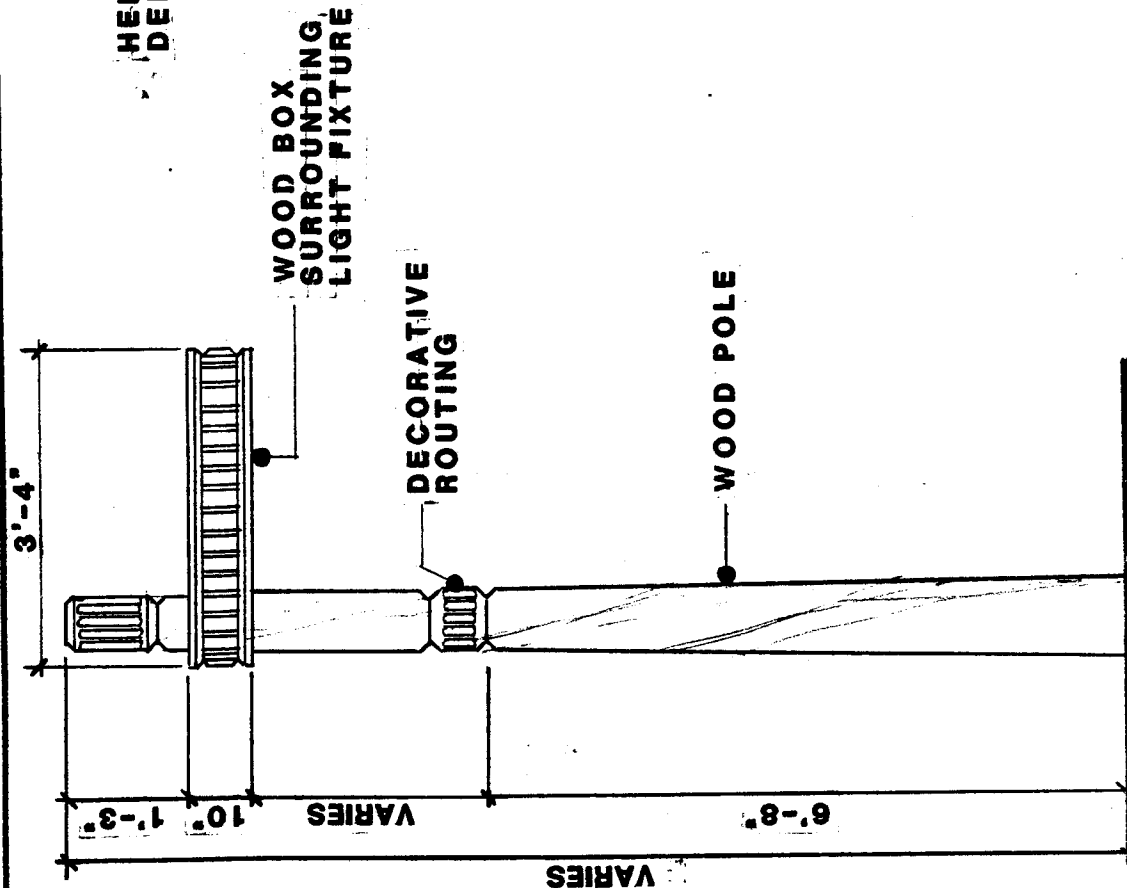
21

EQUESTRIAN AND
PEDESTRIAN PATH

Black Lake
SPECIFIC PLAN



no scale



STREET LIGHT STANDARD

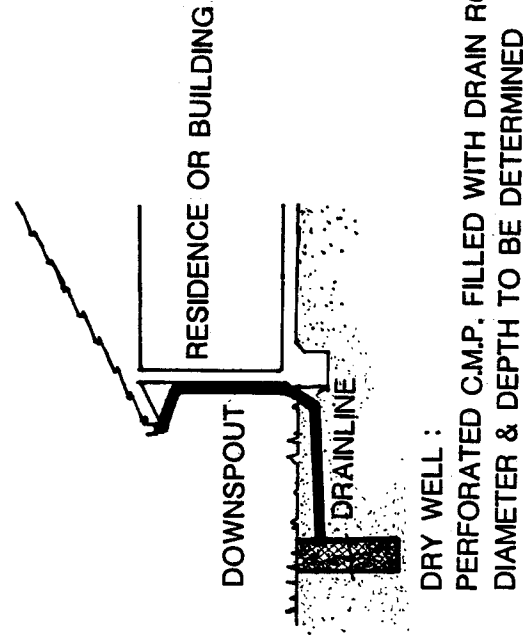
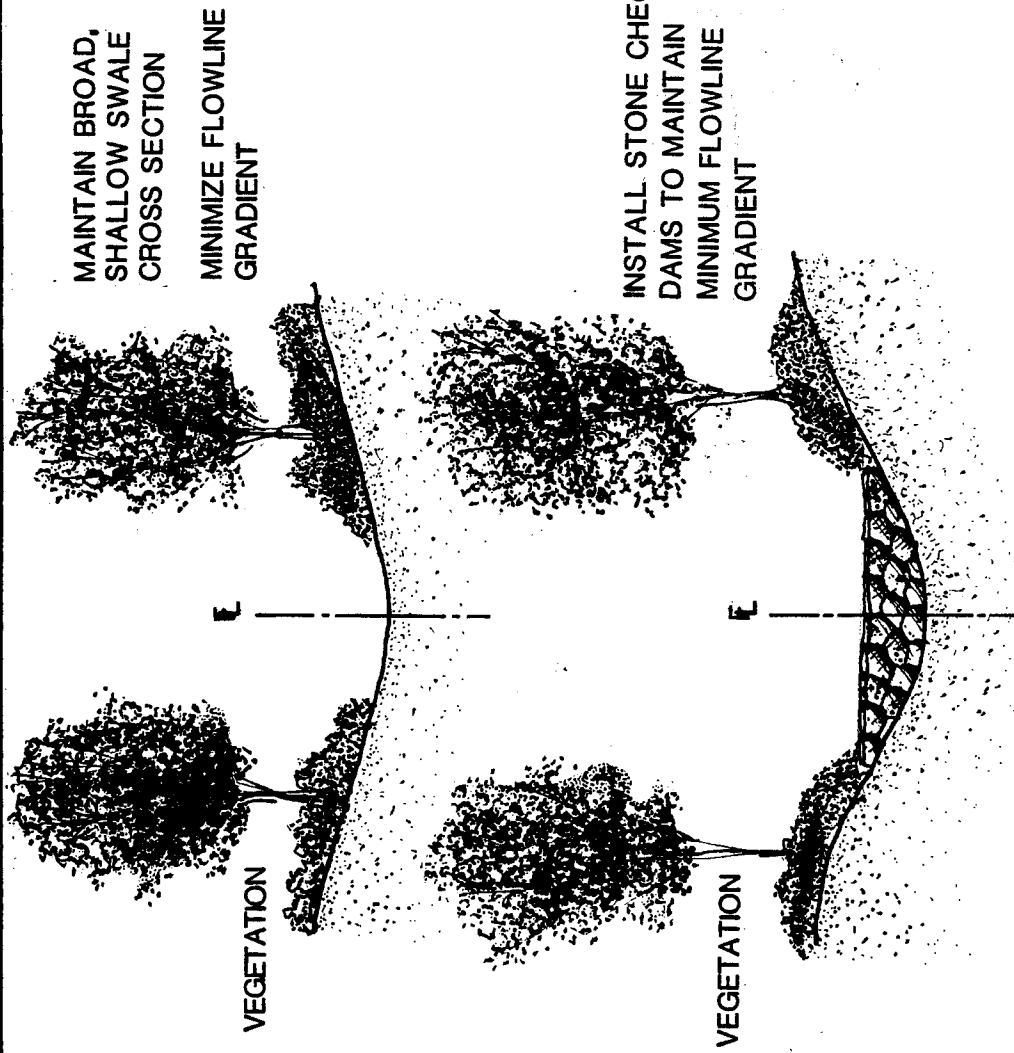
Black Lake
SPECIFIC PLAN



Richmond
Ross
Montgomery

1/2" = 1'
scale

CONCEPTUAL DRAWING : MODIFICATIONS OR OTHER ALTERNATIVES MAY BE APPROVED BY THE COUNTY ENGINEER



DRY WELLS AT DOWNSPOUTS

DRAIN SWALES & CHECK DAMS



Richmond
Rossi
Montgomery

Black Lake SPECIFIC PLAN

DRAINAGE CONTROL CONCEPTS

FIGURE

23

no scale